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Flat 4, Linden Court Marshall Road, Woodseats, Sheffield, S8 0GJ

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## Guide Price £140,000

### GUIDE PRICE £140,000 - £150,000

Situated on Marshall Road in this vibrant area off Abbey Lane, this charming one-bedroom ground floor apartment presents an excellent opportunity for both first-time buyers, investors and down sizers alike. The property boasts a well-designed layout, featuring a welcoming reception room that seamlessly connects to a separate fitted kitchen, ideal for those who enjoy cooking and entertaining.

The bedroom is generously sized and comes complete with fitted furniture, providing ample storage space while maintaining a tidy and spacious feel. The apartment also includes a modern wet room, ensuring convenience and comfort.

Residents will appreciate the communal grounds, which offer a pleasant outdoor space. Additionally, the property benefits from a non reserved car park.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to make this your new home or seeking a rental investment, this apartment on Marshall Road is a delightful option that combines practicality with a touch of modern living. Don't miss the chance to view this appealing apartment in a sought-after location.

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 200 years from 29/09/1970 at a ground rent of £15 per annum.

#### SERVICE CHARGE

There is a service charge payable of £1000 per annum.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

#### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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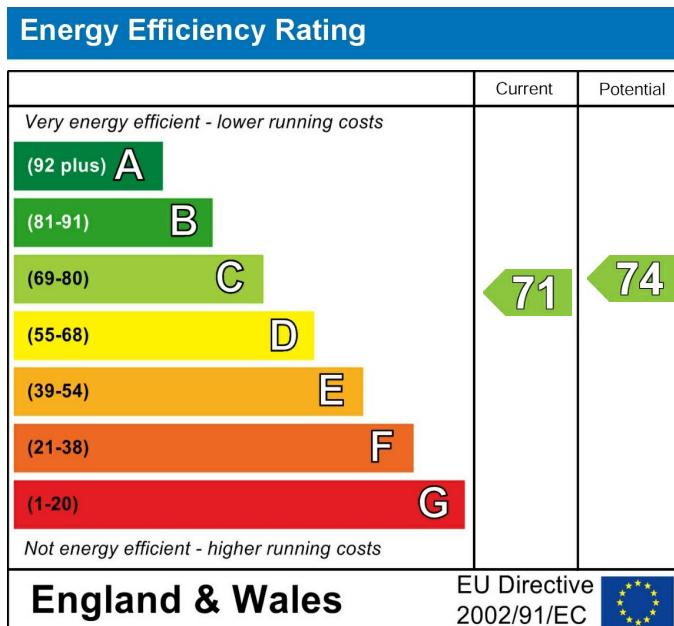


Total floor area 39.6 sq.m. (426 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by [audioagent.com](http://audioagent.com)

| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|---|------------------------------------------------|-----------|
|                                             |   | Current                                        | Potential |
| Very energy efficient - lower running costs |   |                                                |           |
| (92 plus)                                   | A |                                                |           |
| (81-91)                                     | B |                                                |           |
| (69-80)                                     | C |                                                |           |
| (55-68)                                     | D |                                                |           |
| (39-54)                                     | E |                                                |           |
| (21-38)                                     | F |                                                |           |
| (1-20)                                      | G |                                                |           |
| Not energy efficient - higher running costs |   |                                                |           |
| EU Directive 2002/91/EC                     |   |                                                |           |
| England & Wales                             |   |                                                |           |
| EU Directive 2002/91/EC                     |   |                                                |           |
| England & Wales                             |   |                                                |           |

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





