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279a Albert Road, Meersbrook, Sheffield, S8 9QZ

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£110,000

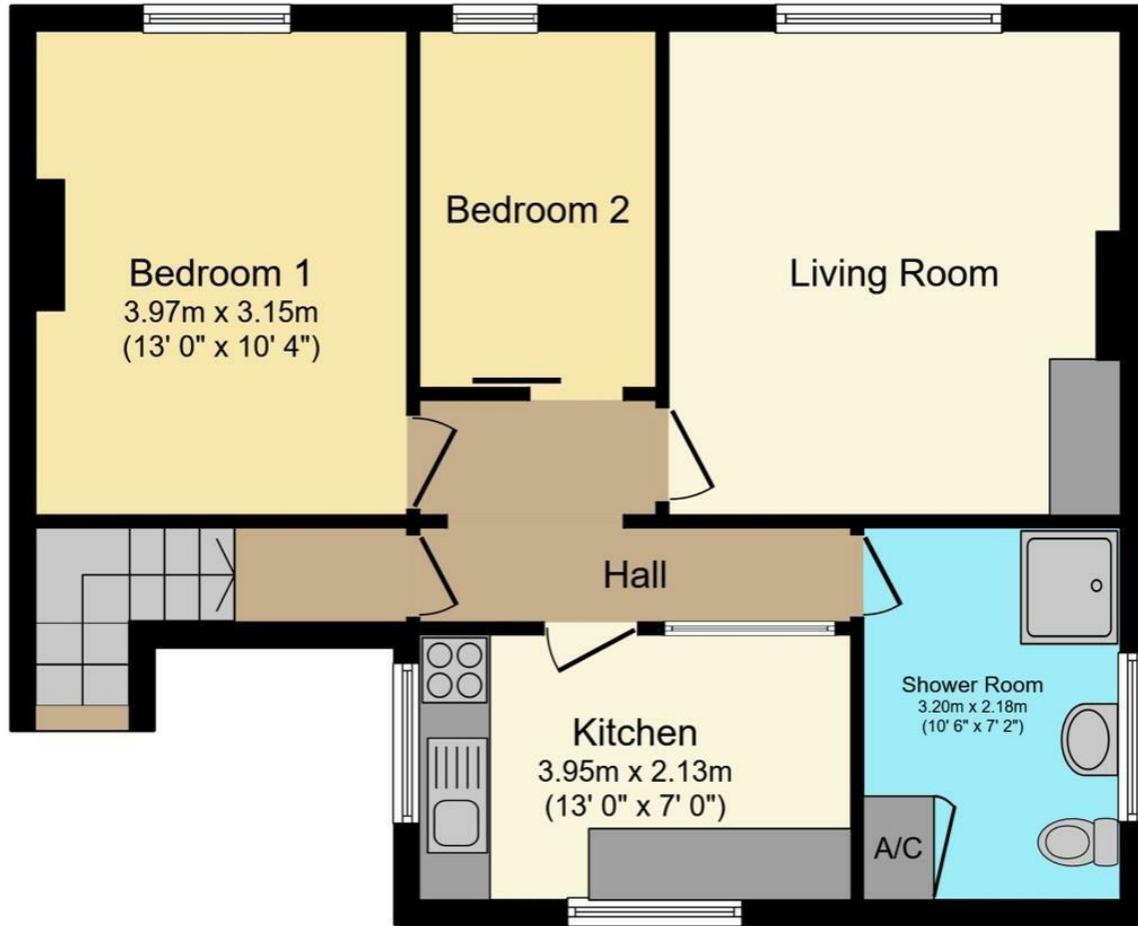
Nestled in the charming area of Meersbrook, this delightful two-bedroom first-floor flat on Albert Road offers potential for someone to put their own stamp on a property. The property features a spacious reception room, ideal for relaxation or entertaining guests, and two well-proportioned bedrooms that provide a peaceful retreat.

The flat is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. A notable highlight is the rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening or simply soaking up the sun. Additionally, the property boasts a driveway and a garage, providing parking space for one vehicle and extra storage options.

One of the key advantages of this property is that it is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Furthermore, the ground floor apartment is also available for sale, presenting a unique opportunity for those interested in acquiring the entire property.

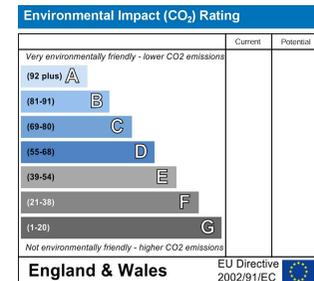
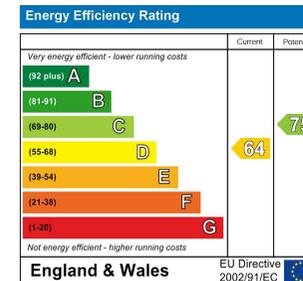
This flat is not only a wonderful home but also a sound investment in a desirable location. With its appealing features and potential for expansion, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely apartment your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Total floor area 60.1 sq.m. (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 200 years from 29th September 1965 at a ground rent of £10 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.

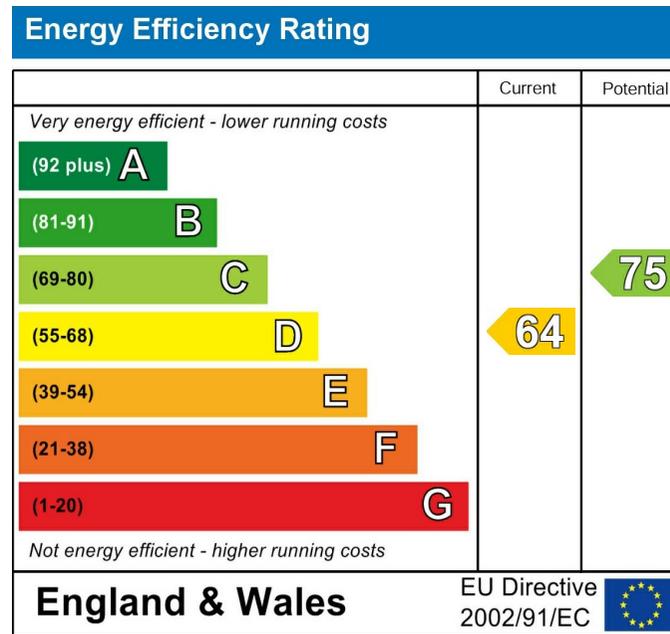
MORTGAGE FACILITIES

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.

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.

