



HUNTERS®
HERE TO GET *you* THERE

279 Albert Road, Meersbrook, Sheffield, S8 9QZ

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£140,000

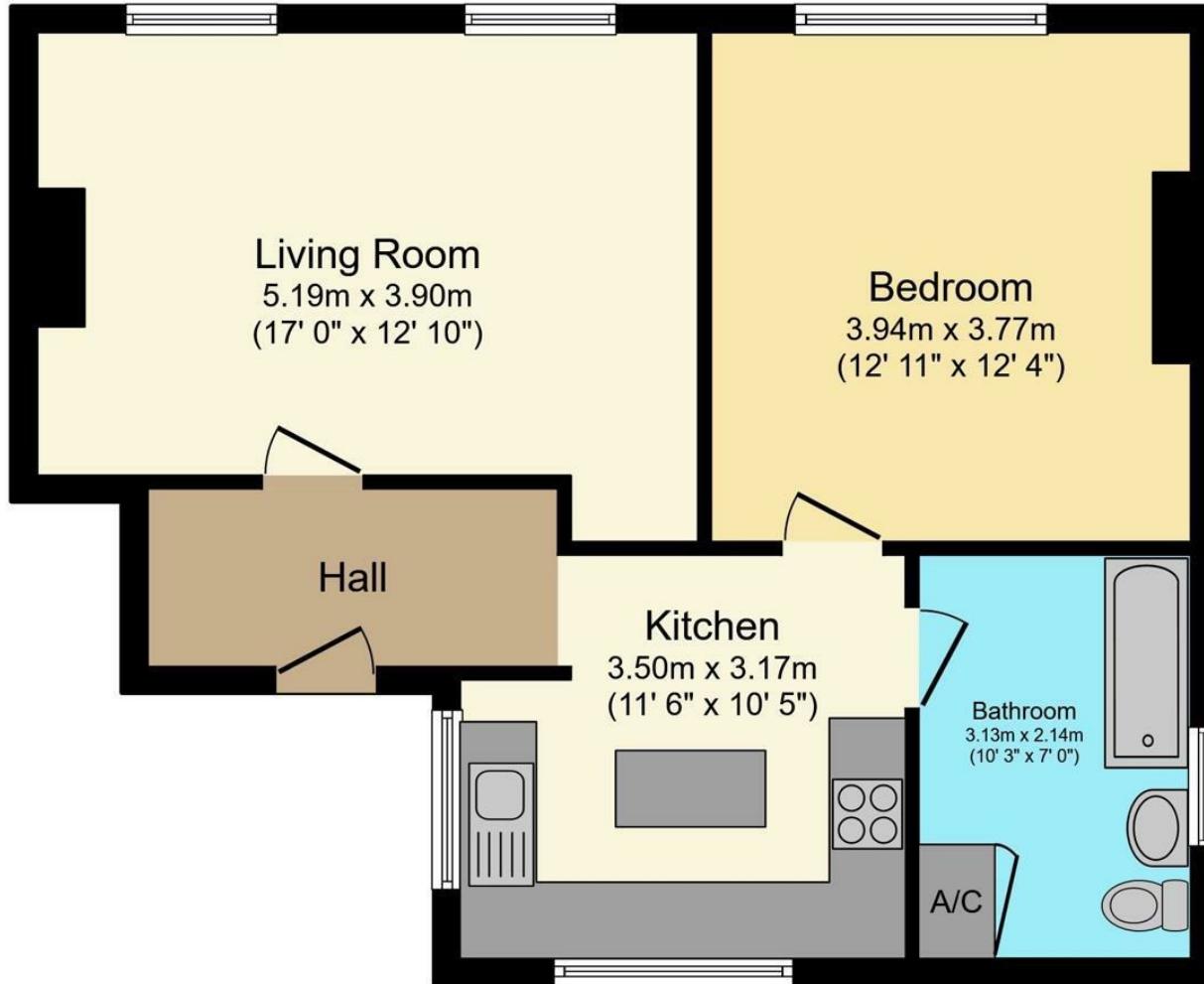
Nestled on Albert Road in the charming area of Meersbrook, this delightful one-bedroom ground floor apartment offers a perfect blend of modern living and period charm. Spanning an impressive 646 square feet, this conversion property, built in 1900, boasts a spacious reception room that welcomes you with warmth and character which also has the benefit of access to a basement room in the cellar.

The apartment features a contemporary fitted kitchen, ideal for those who enjoy cooking and entertaining. The modern bathroom complements the living space, ensuring comfort and convenience. With gas central heating and UPVC double glazing, you can enjoy a cosy atmosphere throughout the year while benefiting from energy efficiency.

One of the standout features of this property is the dedicated parking space, providing off-road convenience in a bustling area. Additionally, there is no onward chain, making this an attractive option for first-time buyers or those looking to downsize. For those with a larger vision, the first-floor apartment is also available for sale, presenting a unique opportunity to acquire both properties.

This apartment is not just a home; it is a lifestyle choice in a vibrant community. With its blend of modern amenities and historical charm, this property is sure to appeal to a variety of buyers. Don't 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 57.0 sq.m. (613 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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

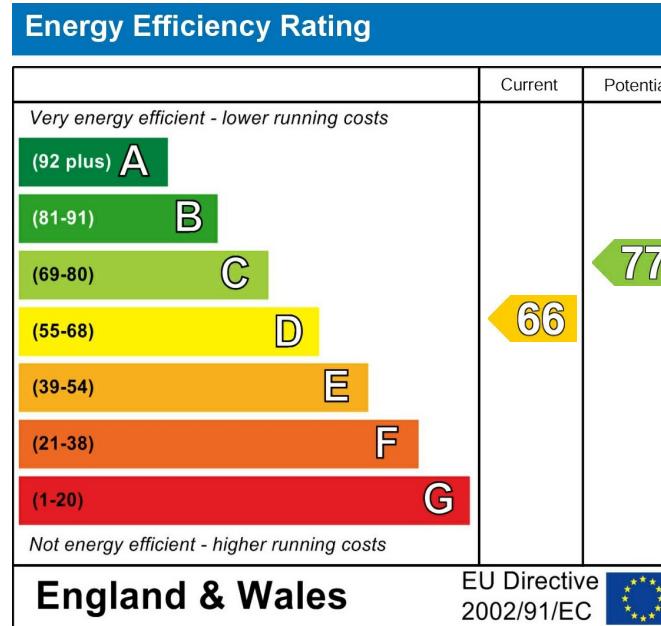
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.





