



## 1 Beverleys Road, Norton Lees, Sheffield, S8 9BR

- TWO BEDROOMS
- ELECTRICALLY HEATED
- WHITE SHOWER ROOM
- COMMUNAL GARDENS
- ACROSS FROM MEERSBROOK PARK
- UPVC DOUBLE GLAZED
- GARAGE
- ENERGY PERFORMANCE RATING

**Asking Price £150,000**

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# 1 Beverleys Road, Norton Lees, Sheffield, S8 9BR - Asking Price

## DESCRIPTION

A two bedroom, raised ground floor apartment with the benefit of an integral garage. This well presented raised ground floor apartment is one of four in this purpose built block being situated across the road from Meersbrook Park. The apartment briefly comprises; communal entrance hall with steps up to the front door and private entrance hall having a useful deep walk in cupboard. The kitchen is to the front and has a range of matching wall and base units. The living room is adjacent to the kitchen and again has a front facing window and a feature electric fire. To the rear of the apartment are the two bedrooms which both overlook the communal garden with a modern white shower room with built in cupboard completing the accommodation. Externally the property has an integral garage with a new up and over door together with communal gardens.

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 years from 25th March 1974 at a ground rent of £100 per annum.

### SERVICE CHARGE

There is a service charge payable of approximately £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

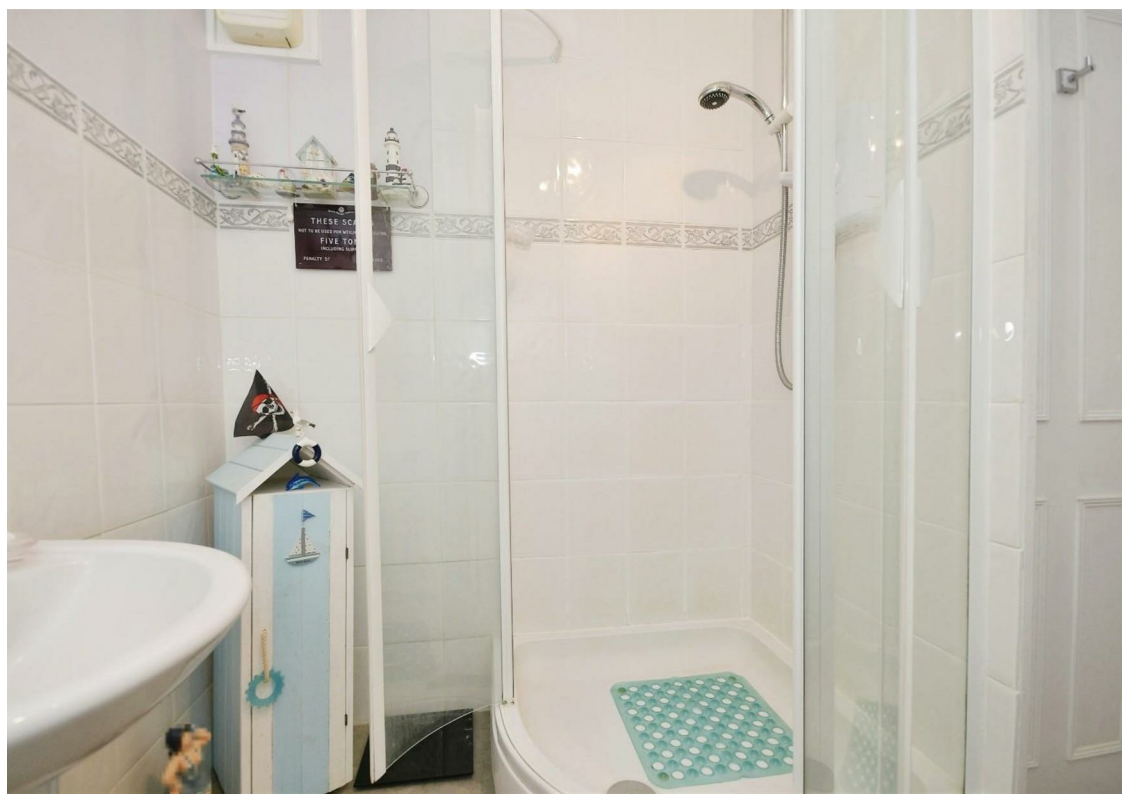
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.**









**Floor Plan**

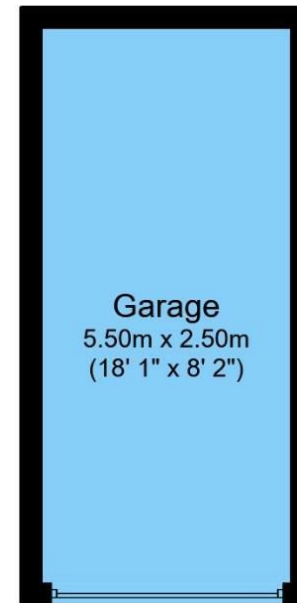
Total floor area 68.5 sq.m. (738 sq.ft.) approx

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).  
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### Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

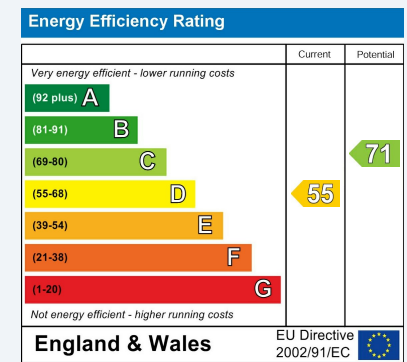
764 Chesterfield Road, Woodseats, S8 0SE  
Tel: 0114 258 0111 Email:  
[sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com) <https://www.hunters.com>



**Garage**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

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