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Flat 32 Norton Lawns School Lane Close, Norton, Sheffield,  
S8 8HF

# Flat 32 Norton Lawns School Lane Close, Norton, Sheffield, S8 8HF

## £140,000

Welcome to this charming property located on School Lane Close in Sheffield! This delightful top floor apartment boasts a modern kitchen, perfect for whipping up your favourite meals. The property features one cosy bedroom, ideal for a single person or a couple looking for a comfortable space to call home.

Situated in a peaceful neighbourhood, this house offers a tranquil environment for relaxation after a long day. The added convenience of a garage provides secure parking for your vehicle or extra storage space for your belongings.

Whether you're a first-time buyer, a young professional, or someone looking to downsize, this property offers a wonderful opportunity to own a lovely home in a desirable location. Don't miss out on the chance to make this charming apartment your own!

The electrically heated property briefly comprises; communal entrance with stairs to the second floor, private entrance lobby, living room with a window overlooking the centre of the development and access through to the modern fitted kitchen. There is a double bedroom and shower room. Externally the property has its own garage and access to the communal grounds and gardens.

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 200 years from 1968 at a ground rent of £15 per annum.

#### RATING ASSESSMENT

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

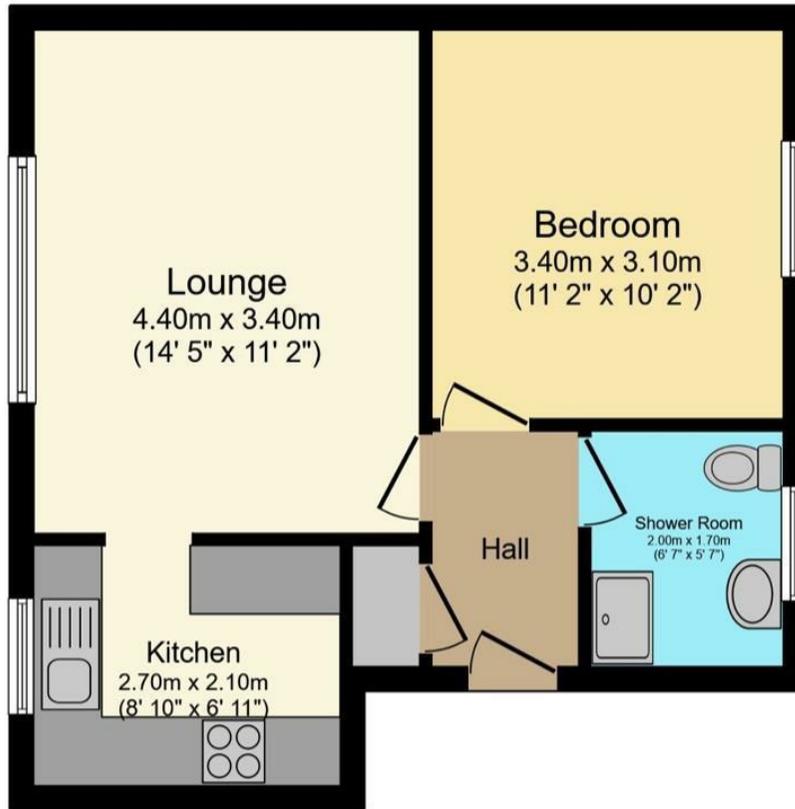
#### VACANT POSSESSION

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

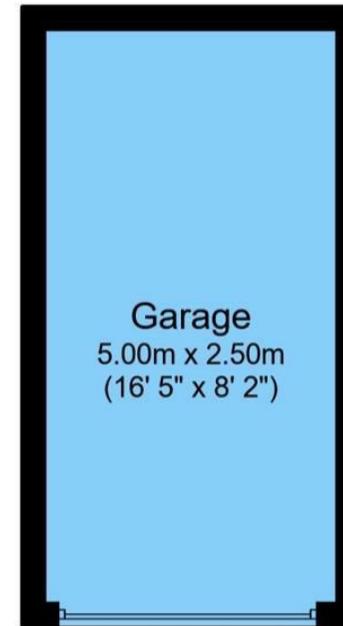
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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### Floor Plan

Floor area 39.5 sq.m. (425 sq.ft.) approx



### Garage

Floor area 12.8 sq.m. (138 sq.ft.) approx

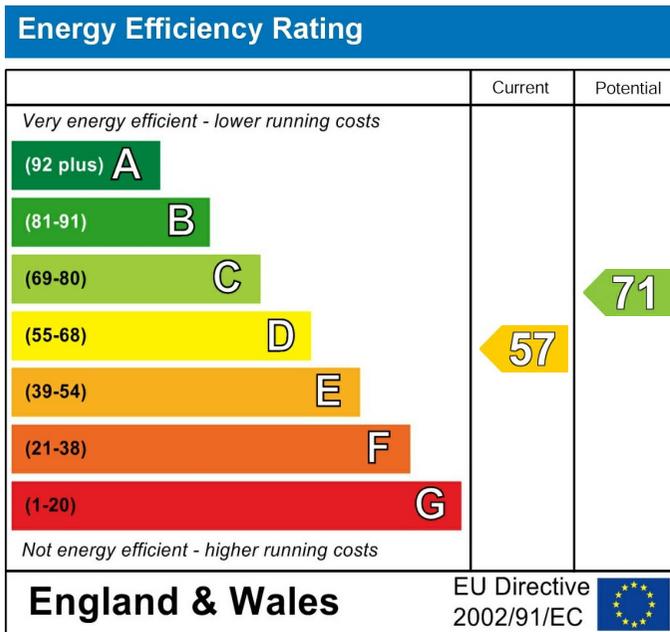
Total floor area 52.3 sq.m. (563 sq.ft.) approx

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](http://www.focalagent.com)

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		57	
(21-38) F			
(1-20) G			71
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.

