HUNTERS®

HERE TO GET *you* THERE

2 Trafalgar Street

City Centre, Sheffield, S1 4LQ

£800 Per Calendar Month

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Hunters Crookes are delighted to market a beautifully presented ground floor furnished apartment with parking space located in this popular area close to Devonshire Green. Having open plan living area with modern kitchen, Double bedroom, Bathroom with shower over bath, Outside is the communal area with decked patio giving space for a outside seating. One undercroft parking space.

OPEN PLAN LIVING AREA 13'1" x 25'4" (3.98 x 7.72)
From the internal communal gardens is the entrance to the apartment having quality fitted laminated flooring and floor to ceiling patio doors which open to the outside decked area. The living area has the benefit of electric storage heating and to the rear has a modern fitted kitchen and dining area.

KITCHEN AREA
The kitchen has high gloss wall cabinets with integrated fridge freezer. Roll edge work surface with cupboards and drawers below, incorporating the stainless steel sink unit and integrated washing machine. Integrated electric oven with companion ceramic hob and stainless steel extractor hood over. Inset spotlights to the ceiling and vinyl flooring.

INNER LOBBY
Having a walk in cupboard housing the hot water cylinder and electric consumer unit, plus provides storage space.

DOUBLE BEDROOM 9'8" x 10'1" (2.95 x 3.08)
A spacious double bedroom having a double glazed window overlooking the communal gardens. Electric storage heater.

BATHROOM 6'4" x 6'10" (1.94 x 2.08)
Having a white modern suite comprising of panelled bath with shower over, low flush wc and pedestal wash basin. Part tiled walls and tiled flooring. Heated towel rail.

OUTSIDE
From the street are the communal doors with wall mounted letter box system. Communal well manicured gardens with lift and stairs to the under croft car parking area with one allocated parking space. The ground floor apartment has the benefit of an allocated area for outdoor seating.

COMMUNAL AREA
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GENERAL REMARKS
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TENURE
We understand the property is leasehold with an unexpired term of *** years from **** and a ground rent of £200 per annum. There is a service charge payable of £1,536 per annum.

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

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.

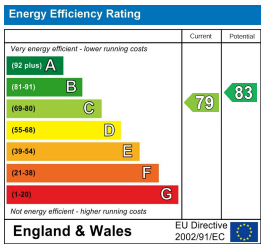
MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

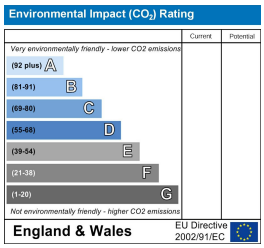
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Area Map

Floor Plans

Energy Efficiency Graph





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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