

Marketing Preview



12 Stanier Way, Renishaw, Sheffield, S21 3UU

£90,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Fantastic opportunity to purchase this well-presented and ready-to-move-into two-bedroom first-floor apartment. The property offers a modern kitchen, generously sized lounge, two bedrooms and the added benefit of both an allocated parking space and visitor car park. Ideally situated close to a range of local amenities, with excellent road links providing easy access to the M1 motorway. An ideal purchase for first-time buyers or investors alike.

SUMMARY

Fantastic opportunity to purchase this well-presented and ready-to-move-into two-bedroom first-floor apartment. The property offers a modern kitchen, generously sized lounge, two bedrooms and the added benefit of both an allocated parking space and visitor car park. Ideally situated close to a range of local amenities, with excellent road links providing easy access to the M1 motorway. An ideal purchase for first-time buyers or investors alike.

Entering into a spacious hallway, there are doors leading to the generously sized lounge, bathroom, two bedrooms and a useful storage cupboard which houses the fuse board. The bright lounge features a window and opens into the modern kitchen, which is fitted with an oven, hob and extractor fan, along with a washing machine and under counter space for a fridge/freezer. Bedroom one is a generously sized double bedroom with a window, while bedroom two is a well-proportioned single bedroom, also benefiting from a window. The bathroom is fitted with a bath with an overhead shower, WC and wash basin.

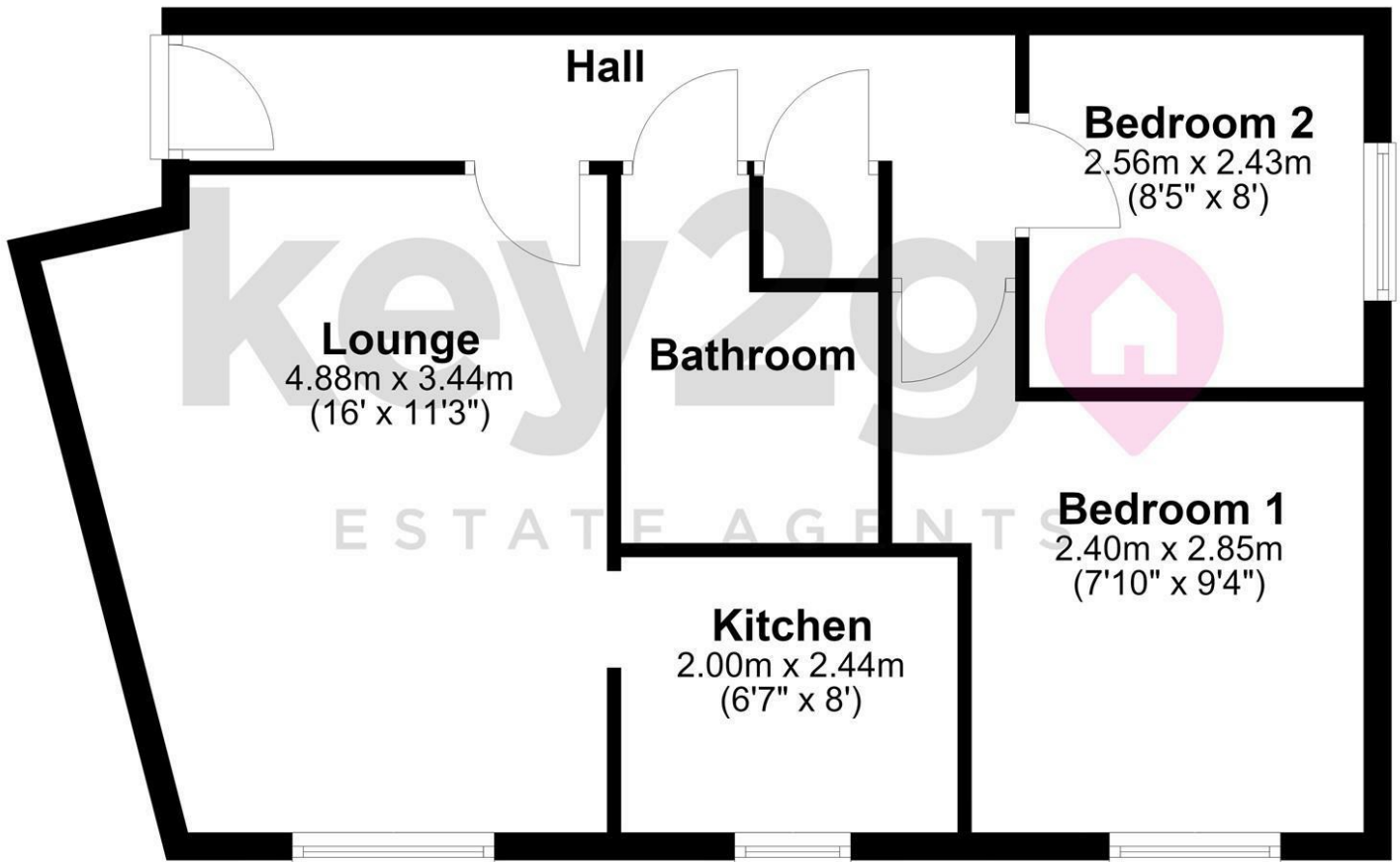
Externally the property has an allocated parking space and a further visitor car park.

PROPERTY DETAILS

- LEASEHOLD, 974 YEARS REMAINING, £40PA GROUND RENT - DUE TO BE REVIEWED IN JAN 2027 IN LINE WITH RETAIL PRICE INDEX
- LAST ANNUAL MANAGEMENT FEE WAS £1,142.92. THIS INCLUDES BUILDINGS MAINTENANCE, BUILDINGS INSURANCE, UPKEEP OF COMMUNAL AREAS, GARDEN AND CAR PARK MAINTENANCE, ETC
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

