key2go

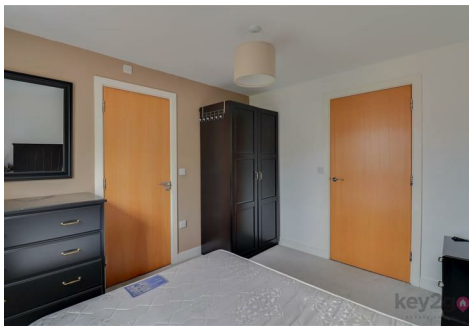
ESTATE AGENTS

Marketing Preview

APT 4 Holywell Gardens, 1 Holywell Heights, Sheffield, S4 8AU

£95,000

Bedrooms 2, Bathrooms 2, Reception Rooms 1



HOLYWELL
GARDENS

A fantastic opportunity to purchase this two double bedroom first floor apartment which is situated close to Meadowhall. Offering an open plan kitchen/lounge, ensuite and communal gardens. Being ready to move into and modern throughout. Good road links to the City Centre and M1 Motorway. Perfect for first time buyers or investors!

SUMMARY

A fantastic opportunity to purchase this two double bedroom first floor apartment which is situated close to Meadowhall. Offering an open plan kitchen/lounge, ensuite and communal gardens. Being ready to move into and modern throughout. Good road links to the City Centre and M1 Motorway. Perfect for first time buyers or investors!

HALLWAY

A bright and spacious hallway with a ceiling light, laminate flooring and a storage cupboard housing the boiler. Doors to the two bedrooms, bathroom and kitchen/lounge.

KITCHEN/LOUNGE 22'10" x 13'11"

To the kitchen is ample wall and base units and contrasting worktops. Integrated fridge/freezer, dishwasher and washing machine. Oven, electric hob and extractor fan. One and a half sink with a drainer. Spotlighting, window overlooking the gardens and vinyl flooring.

To the lounge side is a spacious reception space with neutral decor and laminate flooring. Spotlighting, heater and a Juliette balcony.

BEDROOM ONE 10'9" x 9'9"

A spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, heater and window. Door to the ensuite.

ENSUITE 8'1" x 3'3"

Having a walk in shower with a handheld shower, sink and WC. Spotlighting, radiator and neutral tiles floor to ceiling.

BEDROOM TWO 7'6" x 12'9"

A second double bedroom with carpeted flooring. Ceiling light, heater and window.

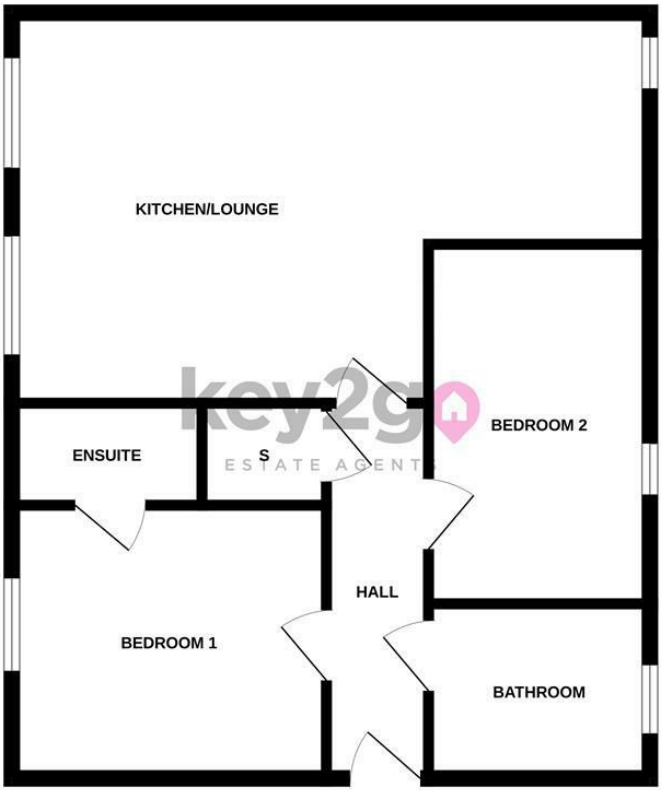
BATHROOM 7'6" x 6'1"

Comprising of a bath with a shower, sink and WC. Ceiling light, radiator and window. Large mirror, tiled shower area and neutral tiled floor.

PROPERTY DETAILS

- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- LEASEHOLD 106 YEARS REMAINING - GROUND RENT £62.50 EVERY 6 MONTHS - SERVICE CHARGE AVERAGES £125 PER MONTH
- CURRENTLY TENANTED

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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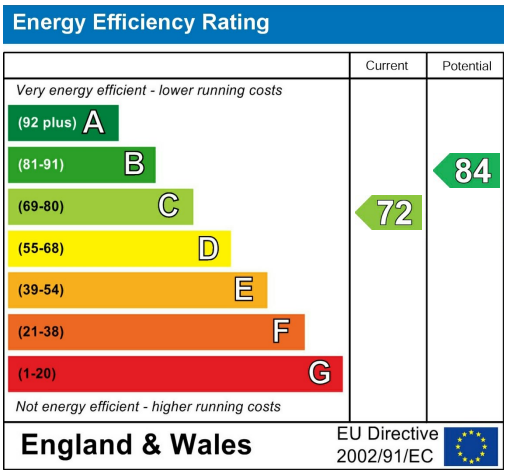

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