

## Marketing Preview



**2 Martin Court, Eckington, Sheffield, S21 4HJ**

**£100,000**

**Bedrooms 1, Bathrooms 1, Reception Rooms 1**



CASH ONLY DUE TO SHORT LEASE! A fantastic opportunity for an investor or buyer looking to downsize. This modern, ready to move into one double bedroom first floor flat benefits from a driveway and a sizeable private garden. Situated on a quiet road, with Crystal Peaks and woodland walks right on the doorstep.

## SUMMARY

CASH ONLY DUE TO SHORT LEASE! A fantastic opportunity for an investor or buyer looking to downsize. This modern, ready to move into one double bedroom first floor flat benefits from a driveway and a sizeable private garden. Situated on a quiet road, with Crystal Peaks and woodland walks right on the doorstep.

A uPVC door leads into the porch, providing a private entrance. Stairs rise to the first floor flat.

A door leads into a bright living area with space for a small dining table and a window to the front. The room is neutrally decorated and immaculately presented. A door opens into the kitchen, which offers plenty of unit space and a useful storage cupboard. There is access to the double bedroom, which is bright and spacious with open views to the rear. A door from the bedroom leads into the bathroom, which is fitted with a bath.

The property benefits from an allocated parking space and a gateway leading to a private garden. The garden is mainly laid to lawn and includes a summer house/shed, with hedging providing added privacy. Please note, the neighbouring property has a right of access across the garden to their property.

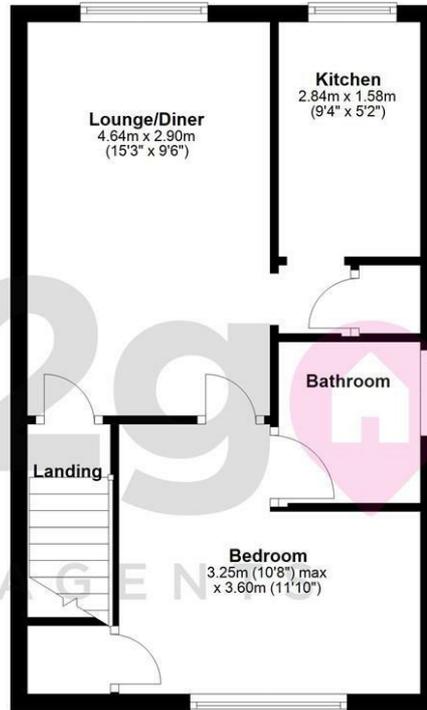
## PROPERTY DETAILS

- LEASEHOLD, 50 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE

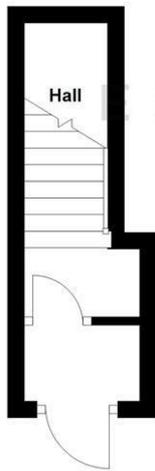
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

key2go  
STATE AGENT

First Floor



Ground Floor



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

