

## Marketing Preview



**95 St. Matthews Close, Renishaw, Sheffield, S21 3WT**

**£110,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CHAIN FREE! Deceptively spacious two-bedroom first floor apartment, ideal for a first-time buyer, investor, or someone looking to downsize. The property offers allocated parking, a large lounge/diner with an off-shot kitchen, and is ready to move into. Conveniently located with road links to Chesterfield, Sheffield, and the M Motorway.

## SUMMARY

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Secure intercom system to the communal entrance door. A welcoming hallway leads into the flat, giving access to a large and bright lounge/diner and an off-shot kitchen. There is a good-sized double bedroom and a generous single bedroom, along with a bathroom featuring a bath with an overhead shower, pedestal sink, and close-coupled WC.

Outside, there is an allocated parking space along with additional visitor parking.

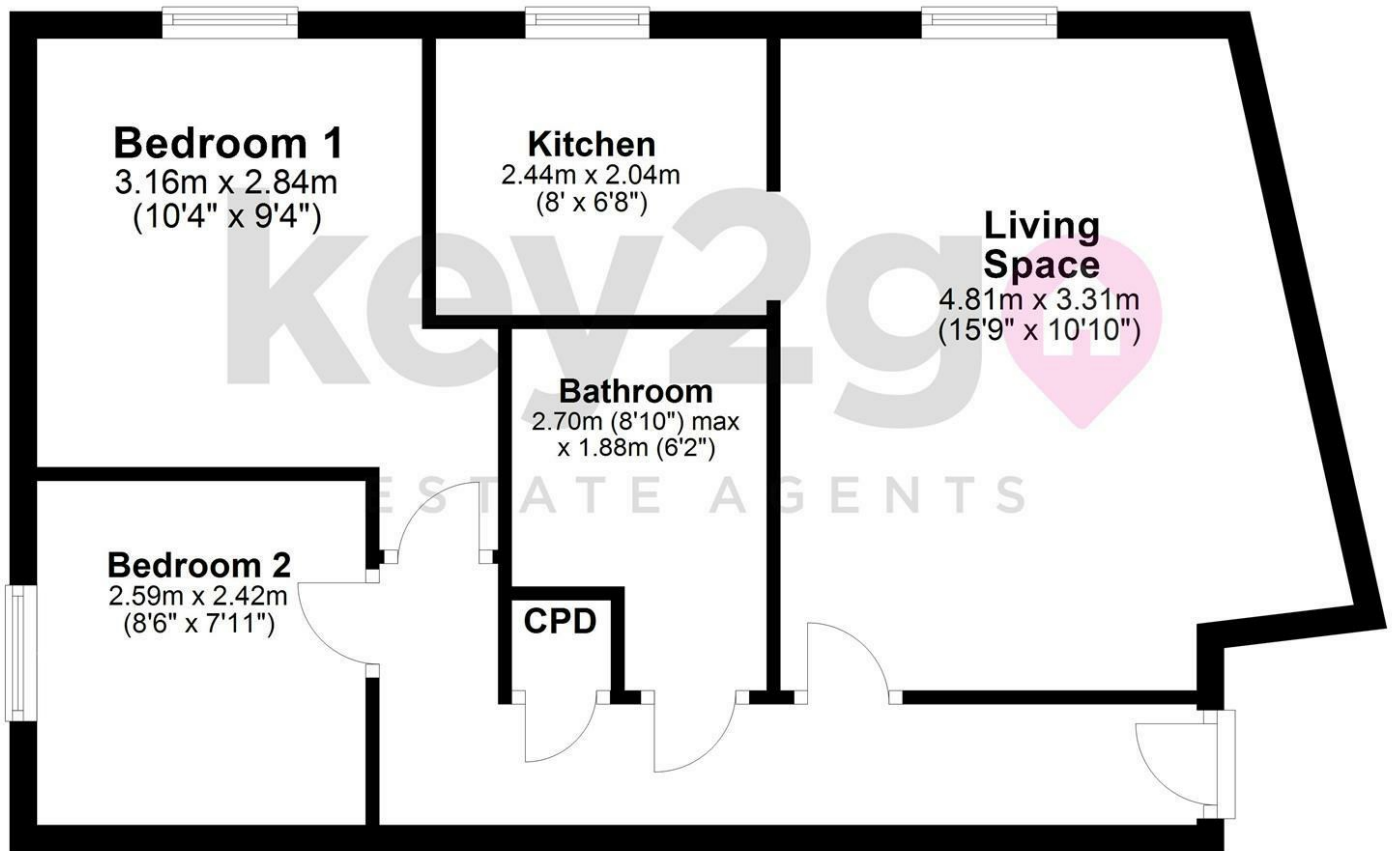
## PROPERTY DETAILS

- LEASEHOLD, 976 YEARS REMAINING, £40PA GROUND RENT, £1438.82PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

