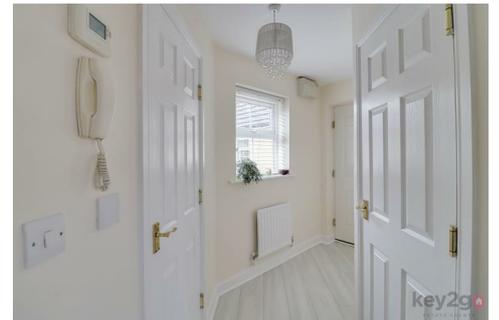


## Marketing Preview



**Apartment 17, Glenwood House Glenwood Drive, Sheffield, S6 1SR**  
**£125,000**

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



**\*\* GUIDE PRICE £125,000-£135,000 \*\* CHAIN FREE!** Stunning throughout, this top-floor one-bedroom flat offers open-plan living and kitchen space, allocated parking, storage, and a private loft space which has ample storage that runs the full span of the whole flat. Located in a secluded position and accessed via a private driveway, it is close to public transport links.

## SUMMARY

**\*\* GUIDE PRICE £125,000-£135,000 \*\* CHAIN FREE!** Stunning throughout, this top-floor one-bedroom flat offers open-plan living and kitchen space, allocated parking, storage, and a private loft space which has ample storage that runs the full span of the whole flat. Located in a secluded position and accessed via a private driveway, it is close to public transport links.

The property features a bright, spacious entrance with a window and two large storage cupboards. The open-plan living space is bright, neutral, with laminate flooring and two windows. The kitchen is modern and stylish, with ample wall and base units, contrasting worktops, integrated oven, microwave, fridge, freezer, washing machine, electric hob, and sink with window. The bedroom is a double with neutral décor, carpet, built-in wardrobe, window, and access to loft space which has ample storage that runs the full span of the whole flat. The bathroom includes a large walk-in shower unit with glass screen, sink with storage, toilet, radiator, tiled flooring, and obscure window.

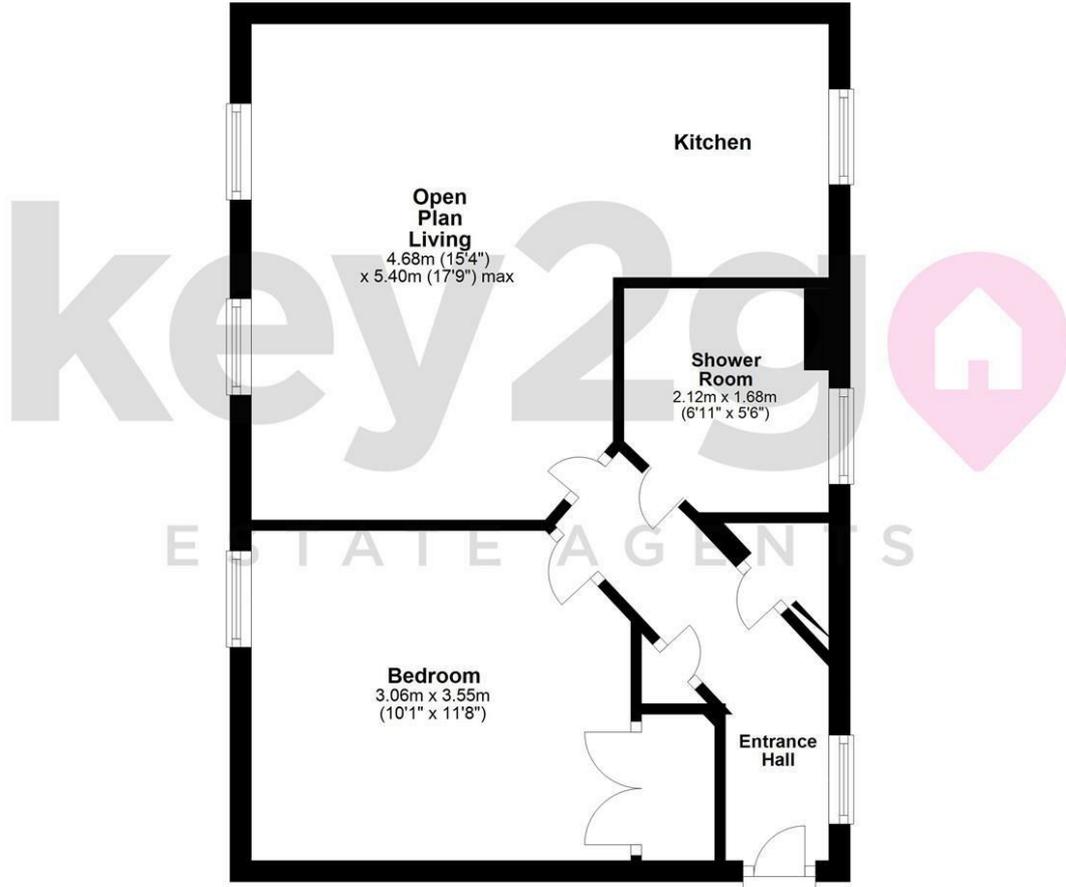
The property benefits from a well-presented communal garden area and a communal car park with an allocated space and additional visitor spaces.

## PROPERTY DETAILS

- LEASEHOLD, 103 YEARS REMAINING, £300PA GROUND RENT, £1824PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

# Second 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>	<b>78</b>	<b>79</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 	

