key2go
ESTATE AGENTS

## Marketing Preview

**4 Kent House Close, Sheffield, S12 3XS**

**£125,000**

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

CHAIN FREE! A unique opportunity to purchase this rare-to-market one double bedroom ground floor flat, set within a secure block of six and located in a sought-after semi-rural village. The property benefits from a modern kitchen and shower room, along with ample storage space, and is conveniently positioned close to local amenities and with good road links to the City Centre.

## SUMMARY

CHAIN FREE! A unique opportunity to purchase this rare-to-market one double bedroom ground floor flat, set within a secure block of six and located in a sought-after semi-rural village. The property benefits from a modern kitchen and shower room, along with ample storage space, and is conveniently positioned close to local amenities and with good road links to the City Centre.

The property benefits from a secure intercom door system and external storage located outside the flat door. A composite door opens into the hallway, providing access to the bright living area with a window to the front and a stylish high-gloss kitchen fitted with an integrated oven, hob and extractor fan, along with an integrated fridge and freezer. There is space for a freestanding washing machine and a cupboard housing the boiler, along with a double bedroom and a stylish bathroom.

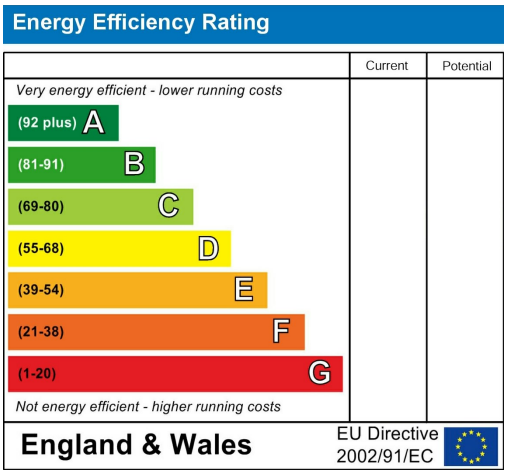
There is a communal external area with allocated brick built outhouse.

## PROPERTY DETAILS

- LEASEHOLD, £40PA GROUND RENT, £40PA SERVICE CHARGE - CAN CHANGE DUE TO DIFFERENT CIRCUMSTANCES
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

# Ground Floor



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