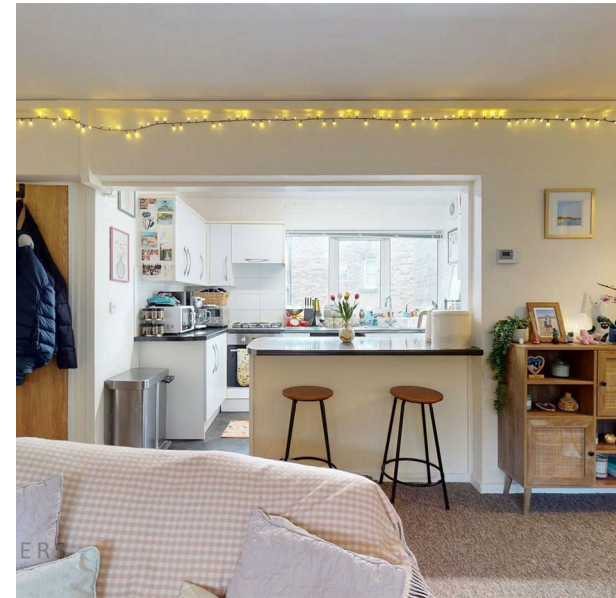


Flat 6 Eden Court, Clarkehouse Road, Broomhill, Sheffield, S10 2LG
£199,950

ARCHERS
ESTATES



Flat 6 Eden Court, Clarkehouse Road, Broomhill, Sheffield, S10 2LG

£199,950

Council Tax Band: B

A spacious two bedroom ground floor apartment which is located on a popular road within close proximity to the universities and hospitals! Ideal for first time buyers or landlords, the property enjoys bright, airy rooms which enjoy generous sizes and communal parking is also available to name a few highlights. Positioned close to a wealth of amenities including easy access to the city centre, bus routes and the Supertram route, it could not be located in a better spot! With double glazing and gas central heating throughout, the property in brief comprises; secure communal lobby area, entrance hallway with storage, spacious living room, kitchen, inner hall, two spacious bedrooms and a bathroom. Outside, there is a communal parking area and communal grounds surrounding. Available to the market with NO CHAIN INVOLVED, the property is currently rented for £825pcm on a statutory periodic basis creating a fantastic opportunity for landlords to purchase if desired. Further details can be provided on request. Leasehold tenure, 137 years remain on the head lease. Service charge is £720 per annum. Ground rent is £14 per annum. Council tax band B.

Communal Entrance Lobby

A secure door with intercom system leads to the communal lobby area, which has a communal staircase and the apartment is located on this level.

Entrance Hallway

A wooden entrance door leads into the hallway, where there is a storage cupboard and a further door leads to the living room.

Living Room

A larger than average living room which is filled with natural light thanks to the front facing upvc double glazed windows. With a radiator, ample space for furnishings and breakfast bar connecting the kitchen. A door leads to the inner hall.

Kitchen

A bright and spacious kitchen area which has fitted wall and base units and a laminate worksurface incorporating a stainless steel

sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for appliances including a washing machine and under counter fridge and freezer. With vinyl flooring, a rear facing upvc double glazed window and storage cupboard.

Inner Hall

Having doors leading to the bedrooms and bathroom.

Master Bedroom

A good sized master bedroom which has a rear facing upvc double glazed window and a radiator.

Bedroom Two

A single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath

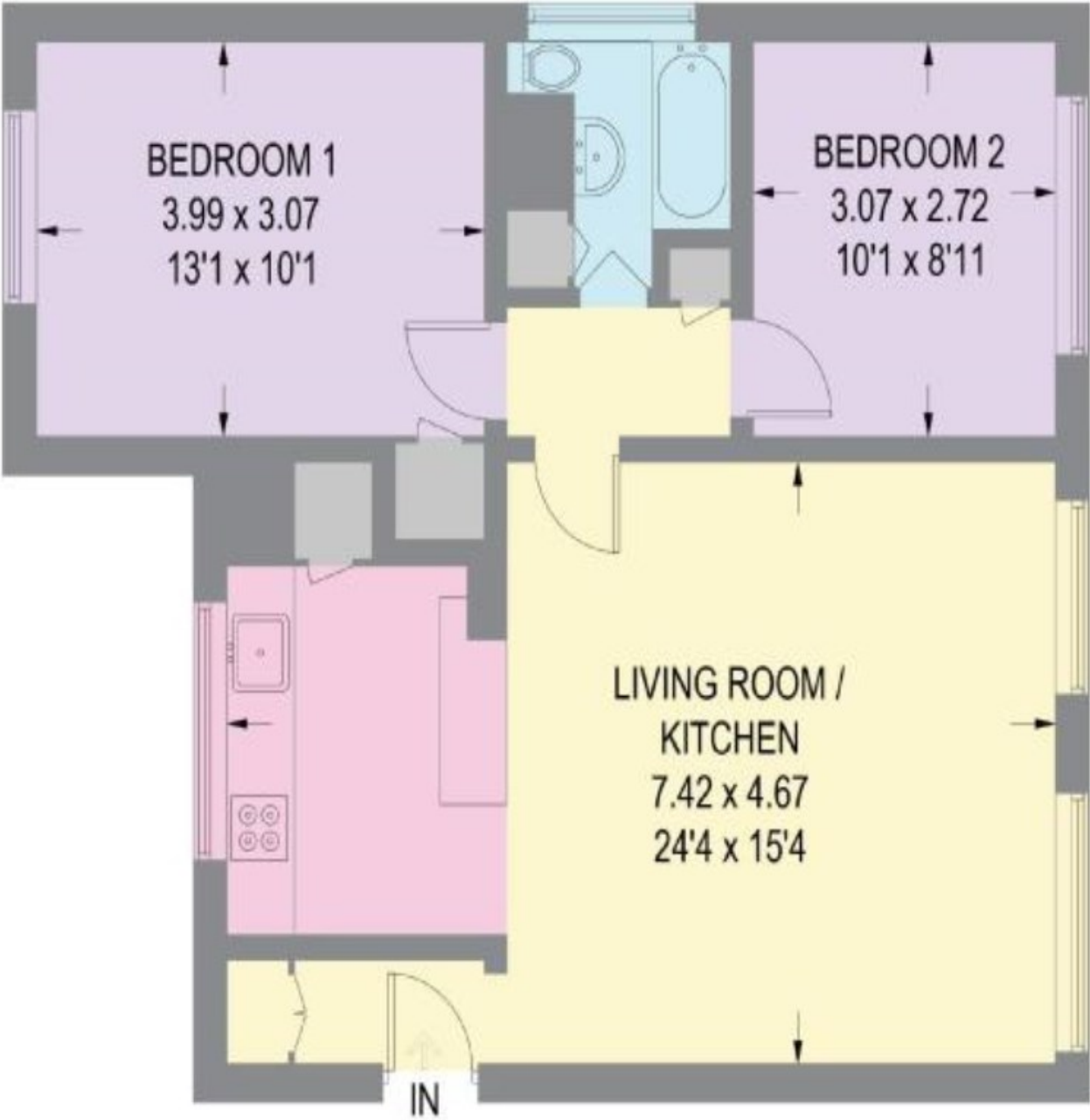
with shower over, a vanity wash basin and a low flush wc. With vinyl flooring, a radiator and a side facing upvc double glazed window.

Outside

The development is set within communal grounds having a walkway to the front entrance door and useful communal parking bays to the side. There is a lower communal entrance to the rear too.



APPROXIMATE GROSS INTERNAL AREA = 63.6 SQ M / 685 SQ FT



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	