



Severn Court, Sheffield, South Yorkshire

TWO BEDROOMS | GROUND FLOOR APARTMENT | 70% SHARED OWNERSHIP | OVER 55'S ONLY | PRIVATE COMMUNAL GROUNDS | PARKING AREA | EPC rating D

Asking Price: **£100,000**



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DESCRIPTION

Hunters Crookes are delighted to present this ground floor two bedroom apartment situated in this very popular residential area of Broomhill, having excellent local amenities and public transport links. The property is also within close proximity to central hospitals and Universities. The apartments are offered for sale with 70% ownership and 30% owned by Guinness Property and are only available to over 55's. The apartment is set in beautiful secluded communal gardens and also has a private parking area. The accommodation, which benefits from gas central heating and double glazing, briefly comprises: entrance lobby, relaxing lounge with bay window, modern kitchen with a good range of wall and base units, finished in cream fronts with built in electric oven and 4 ring gas burner. Built in fridge freezer and space for a washing machine. Two bedrooms and Shower room with walk in shower cubicle, W/C and Sink.

GENERAL REMARKS

TENURE This property is Leasehold with 74 years remaining. There is a also a service charge of £80 per month.

RATING ASSESSMENT We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

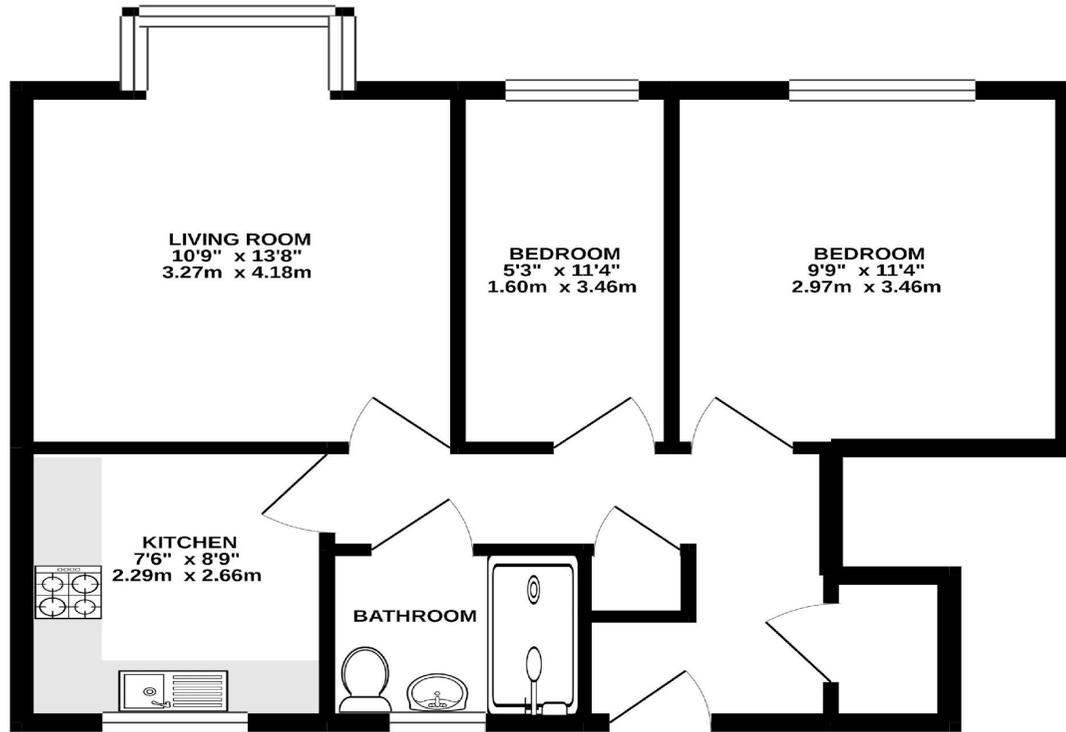
MORTGAGE FACILITIES We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.





492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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OPENING HOURS

9 - 5.30pm Monday to Friday, 9.30 - 1pm
 Saturday, Closed Sunday



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