



**Sicey Avenue, Sheffield**

**PRICE: £45,000**

- NO UPWARDS CHAIN
- 100% SHARE
- 1 BEDROOM
- COMMUNAL PARKING
- MODERNISATION REQUIRED
- IDEAL FTB PROPERTY
- INVESTOR / LANDLORD PROJECT
- LOW SERVICE CHARGE

A ground floor one bedroom apartment offered to the market as a 100% share with no upwards chain offering an ideal opportunity for the first time buyer, property investor or landlord.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

A ground floor one bedroom apartment offered to the market as a 100% share with no upwards chain offering an ideal opportunity for the first time buyer, property investor or landlord.

An attractively priced property situated in a development of similar styled homes being well served by an abundance of local services and offering excellent links to the city centre, M1 motorway whilst also being within close proximity to the hospital.

### Entrance Hall

An entrance door opens into the reception which has two cupboards and opens into the Lounge.

### Lounge

15' 4" x 9' 10" (4.67m x 3m)

A front facing reception room with a window and a wall mounted electric radiator.

### Kitchen

12' 0" x 6' 2" (3.66m x 1.88m)

Fitted with wall cupboards, base units and drawers. The work surface has an inset stainless steel sink unit and drainer with a tiled splashback. There is space for cooker, plumbing for an automatic washing machine and fridge/freezer. A window overlooks the front aspect.

### Bedroom

11' 8" x 10' 5" (3.56m x 3.18m)

A rear facing double bedroom with a storage cupboard, window and an electric radiator.

### Bathroom

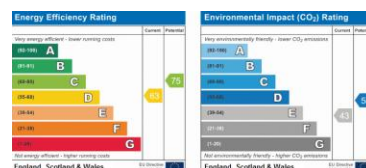
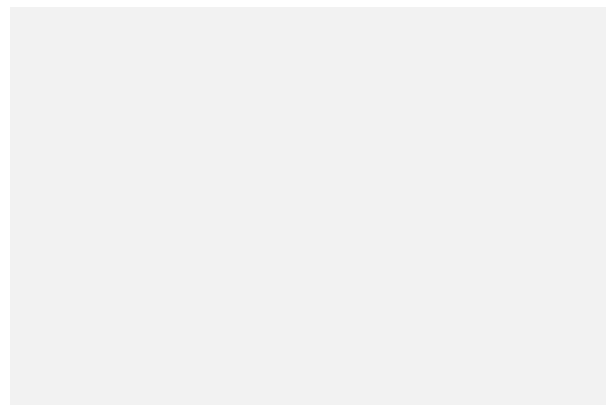
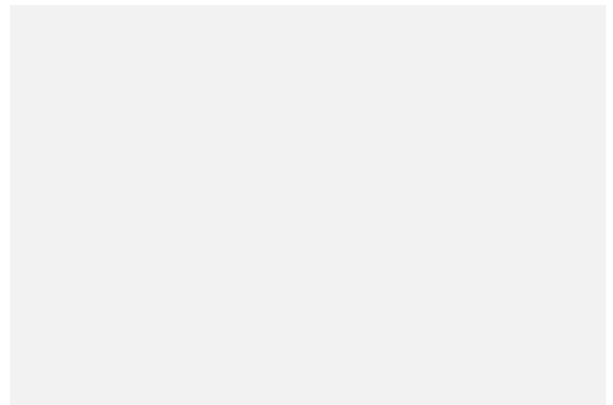
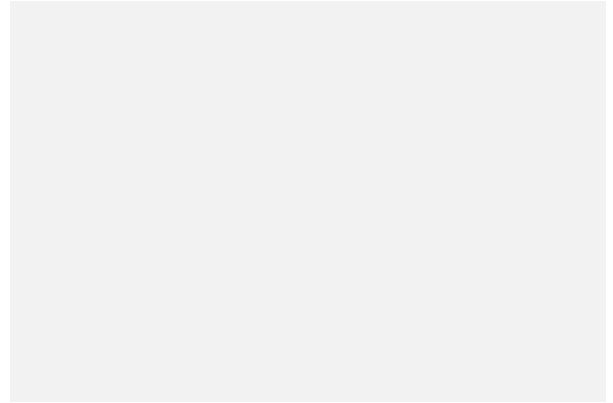
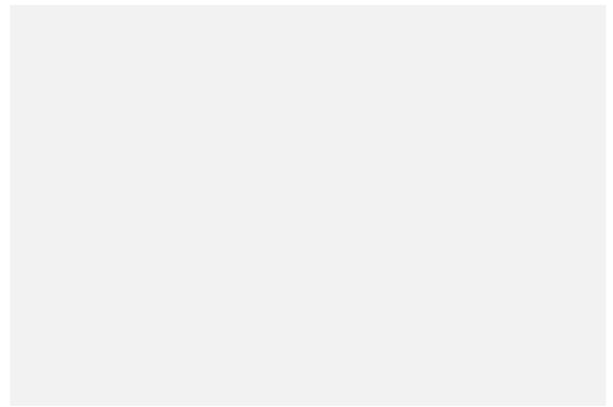
Fitted with a low flush W.C, a pedestal wash hand basin and a bath. Part tiled walls and an obscure window.

### Externally

Communal gardens and parking to the development.

### Additional Information

A Leasehold property with mains water, electricity and drainage. 100% share For Sale with a monthly service charge of £135.21.



## IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.