



40 Fitzwilliam Court, Barlin Close, Sheffield, S11 9GE



Occupying an enviable position on the top floor of this popular over 60's retirement development and enjoying superb open views from all the rooms. Tastefully presented throughout, the development has the benefit of a lift and an on site manager together with a communal sitting room, laundry room and guest suite. Offered for sale with no onward chain and briefly comprising: communal entrance, lift access to the fifth floor. Reception hallway, fitted kitchen, living/dining room, double bedroom with built in wardrobes, bathroom with three piece suite. Outside: communal landscaped gardens and parking on a first come, first served basis.

Offers around **£125,000**

The Accommodation Comprises

Secure communal access from street level on Ecclesall Road, opens into

Communal Lobby/Lounge Area

With hallway leading to stairs and lift access to

Fifth Floor Landing

Private door opens into

Reception Hallway

With coving and large deep walk in store cupboard housing the new Pulsacoil hot water cylinder, modern consumer unit and useful storage space.

Kitchen

Well fitted with a range of matching wall and base units complemented by a granite effect roll top work surface with inset sink unit and tiled splash backs. Integrated Electrolux electric oven with Electrolux hob and extractor hood above, space for a fridge and space and point for a freezer. Creda electric heater and coving. A uPVC double glazed window enjoys excellent and open views.

Dining/Living Room

With electric heater and electric fire set to a matching hearth, back and feature surround. A uPVC double glazed window takes advantage of the superb open views and enjoys a south easterly aspect benefitting from the morning sun.

Bedroom

With a uPVC double glazed window again taking advantage of the excellent views, electric heater, coving and mirror doors open to reveal a useful recess wardrobe space.

Bathroom

Fitted with corner shower cubicle,

vanity wash hand basin with cupboard beneath and w.c. Tiled walls, coving, towel radiator, Creda heater and a Greenwood Airvac extractor unit.

Outside

There is parking to the rear of the development on a first come, first served basis in addition to beautifully maintained garden

Communal Areas

Communal Lounge Area

Which offers coffee mornings and a residents meeting point.

Laundry Room

Containing washing machines and dryers.

En Suite Guest Room

Which can be hired for a small rate for a family member/friends visiting.

Service Charge

The vendor informs us that the annual ground rent is £395 which is paid in two instalments, half yearly. The annual service charge totals £1,998 to include water bills, buildings insurance and all other communal charges paid in two instalments, half yearly.

Valuer

James Mee/sw.

Viewing

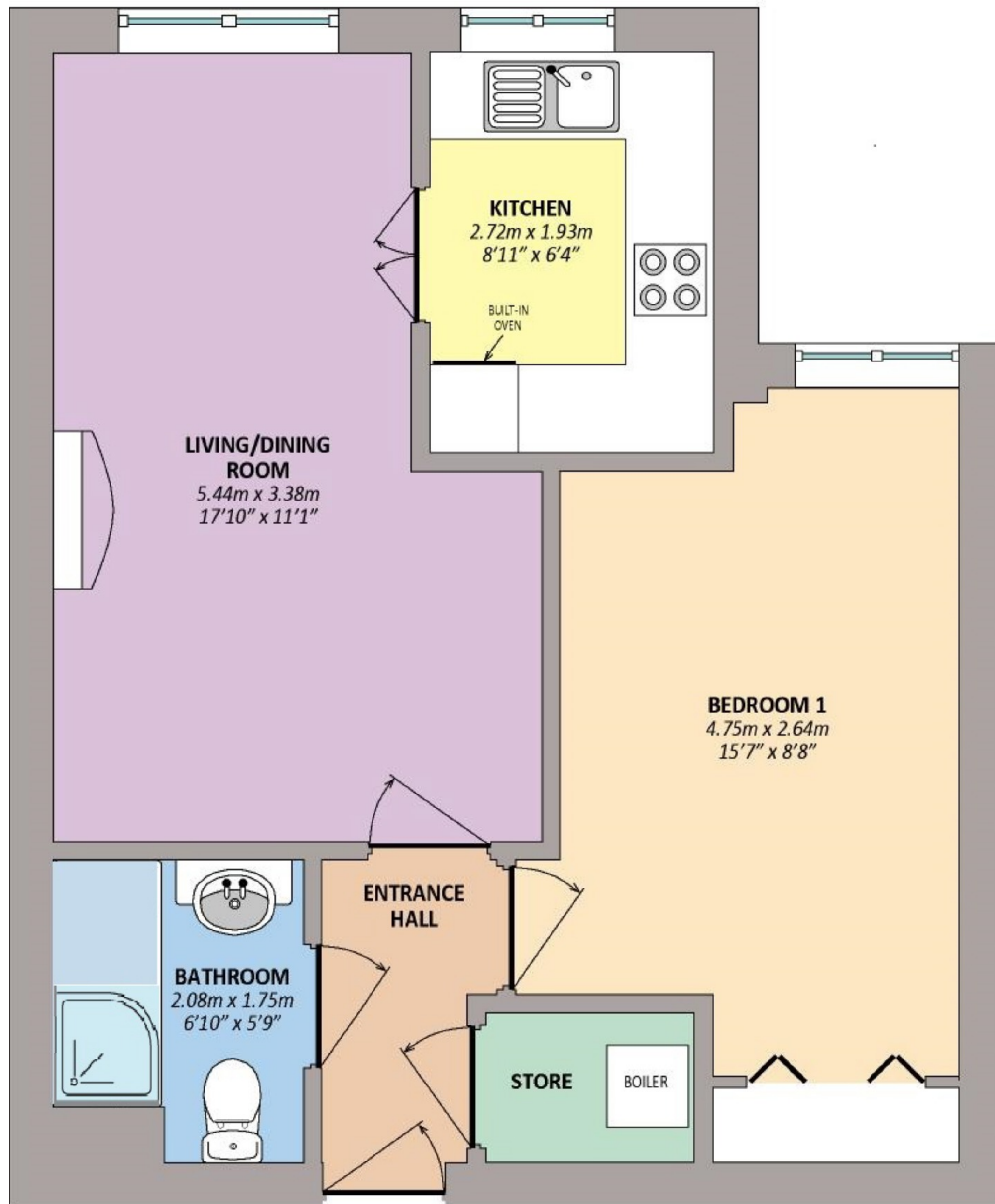
Strictly by appointment through our Banner Cross office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	75
		EU Directive 2002/91/EC	

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