



Grenoside Grange Close, Grenoside, S35

Asking Price £180,000

- NO CHAIN
- ALLOCATED PARKING BAY
- LEASEHOLD
- GROUND RENT - £150 PA
- DESIRABLE OVER 55'S DEVELOPMENT
- BEAUTIFULLY MAINTAINED COMMUNAL AREAS AND GARDENS
- COUNCIL TAX BAND B - £1788.28
- TWO BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS LIVING THROUGHOUT
- SERVICE CHARGE - £1,545.14 PA

Apartment 28 Horizon Grenoside Grange Close, Sheffield S35 8LY

**** NO CHAIN ** DESIRABLE OVER 55's AGE EXCLUSIVE DEVELOPMENT ** A VIEWING IS ESSENTIAL TO APPRECIATE THE SPACE ON OFFER**
**** An opportunity has arisen to purchase an apartment, on this quiet leafy estate, in the sought after commuter village of Grenoside. The property is situated close to local amenities, a stones throw from the local countryside, minutes away from the M1 and with direct roads/ good public transport links leading to Sheffield and beyond. Benefiting from the use of fitted stair lifts if needed. The property briefly comprises of; Communal entrance with full size picture windows on each floor flooding lots of natural light to the stairwells; Entrance hallway; Open plan kitchen lounge dining room; Two bedrooms; Shower room; Allocated parking bays; Beautiful communal gardens;**



Council Tax Band: B



COMMUNAL ENTRANCE

The communal entrance, hallway and stairs have; Telephone intercom access to each apartment; uPVC double glazed floor to ceiling picture windows on each floor bringing in great natural light; Carpet flooring; Sensor lighting, One flight of stairs leads directly to the apartments entrance door; Chair lift on hand if needed;

ENTRANCE HALLWAY

The hallway has; Telephone access intercom; Carpet flooring; Ceiling light points; Central heating radiator; Solid doors to all rooms and two large storage cupboards, one with space and plumbing for a washing machine/ dryer; Alarm panel;

OPEN PLAN LOUNGE KITCHEN DINING ROOM

LOUNGE DINING AREA

A light and airy living space, perfect for entertaining, comprising of; A Juliet balcony leading out from uPVC double glazed patio doors, to the rear elevation; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light points; Central heating radiators; An open archway into the kitchen;

KITCHEN

Having; Wood effect wall, base and drawer units, with roll top work surfaces; 1 1/2 sinks and drainer with mixer tap; Part tiled walls; Integrated double oven and gas hob, with extractor hood above; uPVC double glazed window to the front elevation; Space for an upright fridge freezer; Recessed ceiling spotlights; Wood effect flooring;

BEDROOM ONE

This spacious primary bedroom has; A Juliet balcony leading out from uPVC double glazed patio doors, to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed floor to ceiling windows to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

SHOWER ROOM

A generously proportioned shower room, with; WC; Wash basin; Shower enclosure with wall mounted shower and screen door; Tiled walls to wet areas; uPVC obscure double glazed window to the front elevation; Built in storage cupboards; Recessed ceiling spotlights; Vertical heated towel rail; Wood effect flooring;

PARKING

The allocated parking space for the apartment is located directly in front of the entrance door, with further ample visitor parking spaces for guests;

OUTDOOR COMMUNAL AREA

Beautifully maintained communal areas and gardens; With established trees and shrubs and boasting a decked seating area, to enjoy the summer months;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your

identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



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