



## 2 bed apartment to buy in S6

Green Lane, Sheffield, South Yorkshire, S6  
3AP

**£80,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EXCELLENT TRANSPORT LINKS
- ✓ AWAIT NEW PHOTOS
- ✓ 2 BEDROOM APARTMENT
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

**\*\*Attention Investor Buyers - Tenant Secured!\*\***

Seize the opportunity to own this impeccably located 2-bedroom apartment in the vibrant Kelham Island area. With one spacious double bedroom and one cozy single bedroom, this property is perfectly positioned near a variety of shops, bars, and restaurants, making it highly desirable. Plus, it comes with the valuable advantage of allocated parking. Don't miss out on this fantastic investment opportunity!

**\*\*Please Note\*** These Photos were taken before the tenant moved in We are currently awaiting new photographs.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 110

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,986.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Unsafe cladding

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

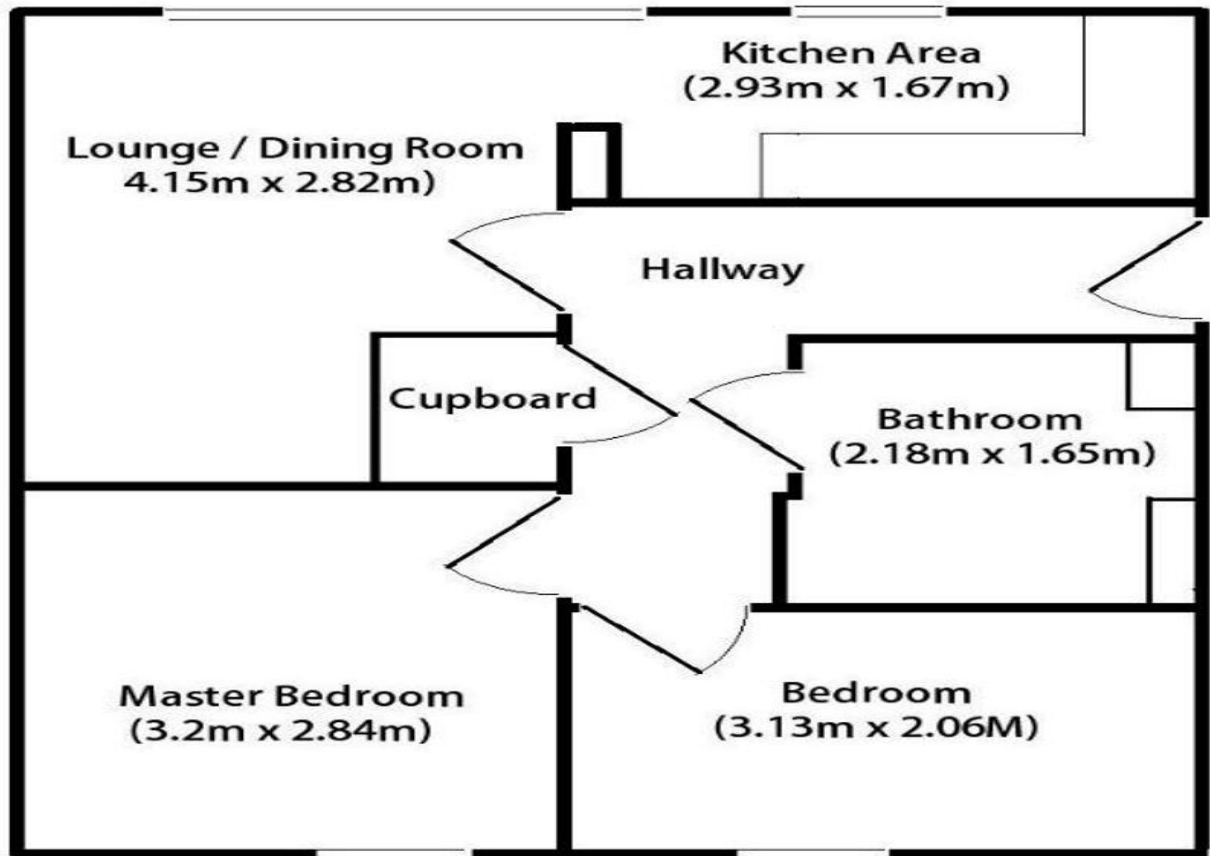
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Green Lane, Sheffield, South Yorkshire, S6 3AP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

