



**Bramall Lane
Sheffield
South Yorkshire
S2 4RQ**

Offers In Excess Of £82,000

bettermove

Bramall Lane Sheffield

Bettermove are proud to present this one bedroom flat in Sheffield, available with no forward chain.

The property is currently tenanted, but vacant on possession is available. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has allocated parking available.

The council tax band is B.

This is a leasehold property of 250 years, starting in 2006; the ground rent and the service charge combined is £2919.00 per annum.

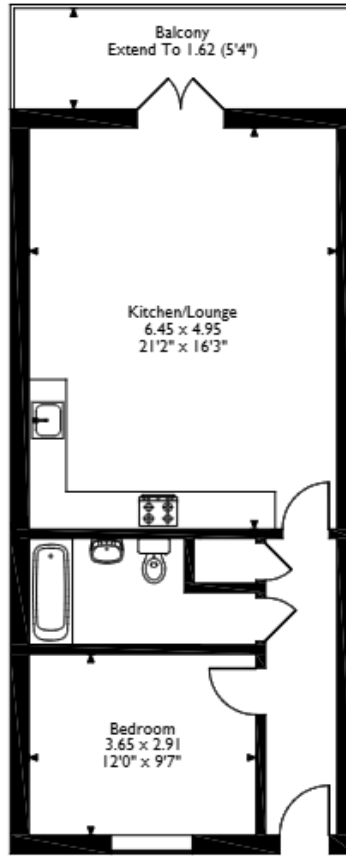
The interior of this second floor property comprises a spacious living room/fitted kitchen, one double bedroom and a family bathroom on the ground floor. The exterior boasts a private balcony, overlooking the communal lawn grounds, perfect for enjoying the summer months.

Located in the popular town of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sheffield Railway Station as well as local bus and tram routes, and quick access to the A61.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.




Bramall Lane, Sheffield
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Second Floor Flat

Figures are shown for the flat only and do not include the area of the common parts of the building. The figures are shown for the flat only and do not include the area of the common parts of the building.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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