

Storthwood Court, Storth Lane, Sheffield, S10 3HP

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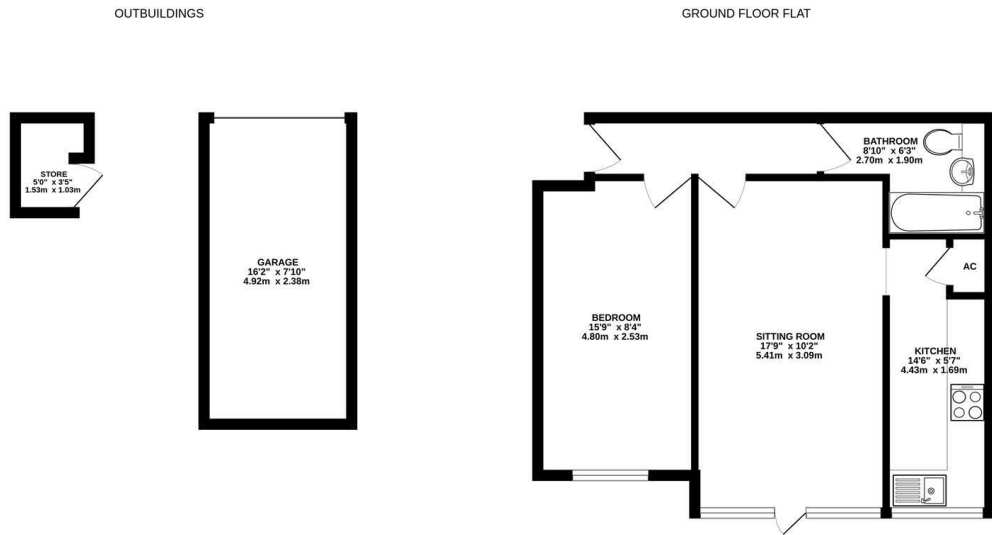
## Description

A lovely one double bedroom apartment that forms part of this popular, purpose built development that is situated on the very desirable Storth Lane. Ranmoor has long been regarded as one of Sheffield's most pre eminent places to live and whether or not you are an owner occupier or an investor this is a super property that will not fail to delight. Often in apartments there is little or zero storage however number 37 is the exception, outside the entrance there are two storage units, one of which is of a good size and would be ideal for bikes, cases and golf clubs. On top of this the apartment even has its own garage making it a viable option for those buyers who may wish to retain a smaller place in the city while spending more time abroad. The residents of Storthwood Court have a committee who run a tight ship and liaise closely with the managing agents, Omnia, to keep the service charge and other charges down to a minimum. Number 37 enjoys an excellent position on site, to the rear of the development, away from passing traffic noise and overlooking the lovely, south facing communal gardens that can be access via patio doors from the spacious sitting room. This property is now available with no onward chain and will appeal to both the owner occupier market and investors alike.

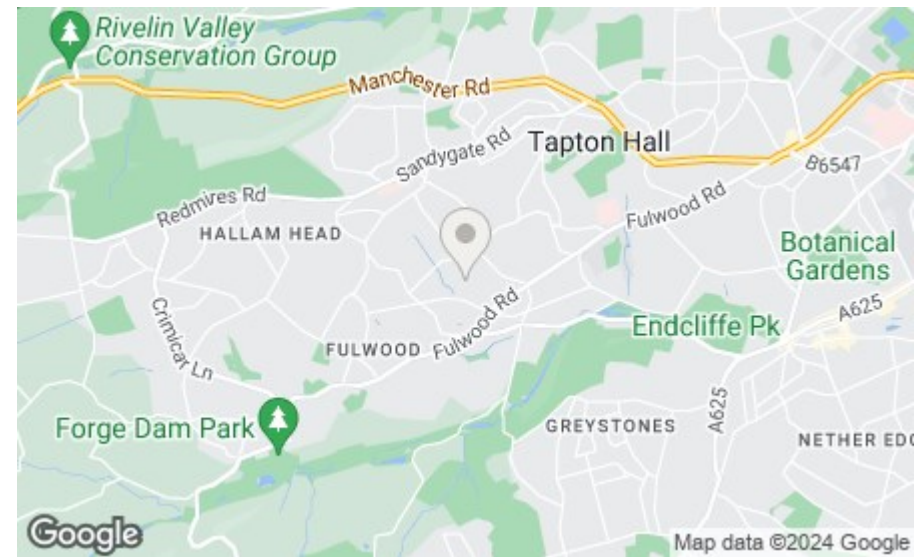
- Garage (number 14), handy external storage unit/bike store and communal off road parking.
- Annual service charge of £1467.48, no ground rent, EPC rating 41E.
- Council Tax Band A, electric heating system and long leasehold (999 years from 1982).
- One double bedroom and bathroom.
- Open plan living space with patio doors leading onto the south facing, communal gardens.
- Separate kitchen area.
- No onward chain.
- Great location, close to Ranmoors shops, bus links and both Endcliffe and Bingham Parks.
- Potential to buy to let (subject to regs).
- Communal Sky dish for residents to connect to if desired.







THE OUTBUILDINGS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA  
 TOTAL FLOOR AREA : 484sq.ft. (45.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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