



Myrtle Crescent,

welcome to

Myrtle Crescent,

Two-bedroom modern upper-floor flat, ideal for first-time buyers or investors. Open-plan living with lounge, kitchen, two bedrooms, bathroom and en-suite. Includes allocated parking and access to local amenities.



Living Room

Having an open plan arrangement, radiator and side facing double glazed window. Patio doors provide access to the Juliet balcony.

Kitchen

Having a range of wall and base units with an inset stainless steel sink. Integrated oven with gas hob and extractor hood. Space and plumbing for a washing machine. A side facing double glazed window.

Hall

Providing access to the front entrance door.

Bathroom

Having a WC, vanity sink unit and bath suite with mixer tap.

Bedroom Two

Having a front facing double glazed window and a radiator.

Bedroom One

Having a front facing double glazed window, radiator and providing access to the en-suite bathroom.

En-Suite

Having a sink basin, WC and walk in shower.



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Myrtle Crescent,

- Two bedrooms
- Flat with balcony
- Allocated residents Parking
- Contemporary interiors throughout
- Access to local amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1065.60

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CPK115291 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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