



Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA

welcome to

Heritage Court Rotherham Road, Dinnington Sheffield

* CASH BUYERS ONLY ** Perfect purchase for an INVESTOR LANDLORD or SINGLE PERSON. Offered for sale with no upward chain. Two bedroom upper floor flat. *** PRICE £75,000 *** CASH BUYERS ONLY



Entrance Hall

Carpet flooring, central heating radiator and two storage cupboard with one housing the water tank.

Lounge

Carpet flooring, central heating radiator and rear double glazed doors which open out to the balcony.

Kitchen

Fitted with a range of base and wall units with stainless steel sink and drainer, built in electric oven, electric hob, dishwasher, fridge and plumbing for washing machine. Vinyl flooring and rear double glazed window.

Bedroom One

Carpet flooring, central heating radiator and rear double glazed window.

Bedroom Two

Carpet flooring, central heating radiator and rear double glazed window.

Bathroom

Comprises paneled bath with shower over, low flush WC, wash hand basin, partial tiling to the walls. Vinyl flooring and central heating radiator.

External

Allocated parking space.

Estate Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Heritage Court Rotherham Road, Dinnington Sheffield

- TWO BEDROOM APARTMENT
- NO UPWARD CHAIN
- IDEAL FOR INVESTORS/ FIRST TIME BUYERS
- CASH BUYERS ONLY
- CONVENIENT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1356.84

Ground Rent: 203.13

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT108052 - 0004

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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk