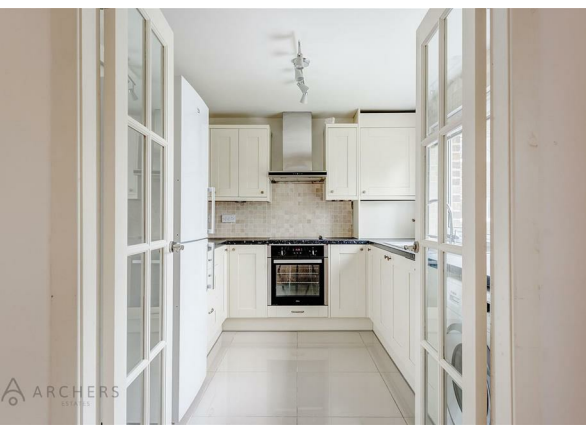


22 Fulwood Park Mansions Chesterwood Drive, Broomhill, Sheffield, S10 5DU
£190,000

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£190,000

Council Tax Band: B

Perfect for first time buyers or landlords, this spacious two double bedroom first floor apartment is located on a quiet cul-de-sac off Manchester Road and enjoys far reaching views from the balcony. Modern and tasteful throughout, the property has upvc double glazing and gas central heating throughout and is situated close to a wealth of shops, cafes and amenities in Broomhill and Crosspool and is within close proximity to the Universities and Hospitals. In brief, the property comprises; Secure communal entrance lobby with staircase rising to the first floor, entrance hallway with storage, a spacious lounge with balcony access, kitchen with modern fittings, two double bedrooms and a modern bathroom. Outside, the development has well manicured communal gardens and communal parking is available. With NO CHAIN INVOLVED, a viewing is highly recommended - contact Archers Estates to book your visit today! Leasehold tenure, 195 year lease from 1965, service charges are £1048 per annum, ground rent is £20 per annum, council tax band B.

Secure Communal Entrance Lobby

Access to the building is gained through a secure communal entrance door which leads to the lobby area. A staircase rises to the upper floors.

Entrance Hallway

A wide and inviting entrance hallway which has a wood/glazed entrance door, radiator and useful cloaks cupboard. Doors lead to all rooms in the apartment.

Lounge

A bright and spacious lounge which enjoys a southerly facing outlook,. Having a radiator, ample space for furniture, a upvc double glazed windows and a door leading to the balcony. A further door gives access to the kitchen.

Balcony

A fantastic addition to the property, the balcony enjoys far reaching views across Sheffield and is perfect for outside dining!

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a

stainless steel sink and drainer unit and a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer, washing machine and dishwasher. With tiled splashbacks to the walls, vinyl flooring and a upvc double glazed window enjoying far reaching views.

Master Bedroom

A good sized master bedroom which has a upvc double glazed window, radiator and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a radiator, upvc double glazed window and fitted wardrobes.

Bathroom

A modern and stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. With tiling to the walls, vinyl flooring, a chrome radiator and a upvc double glazed window.

Outside

The development is set within well manicured

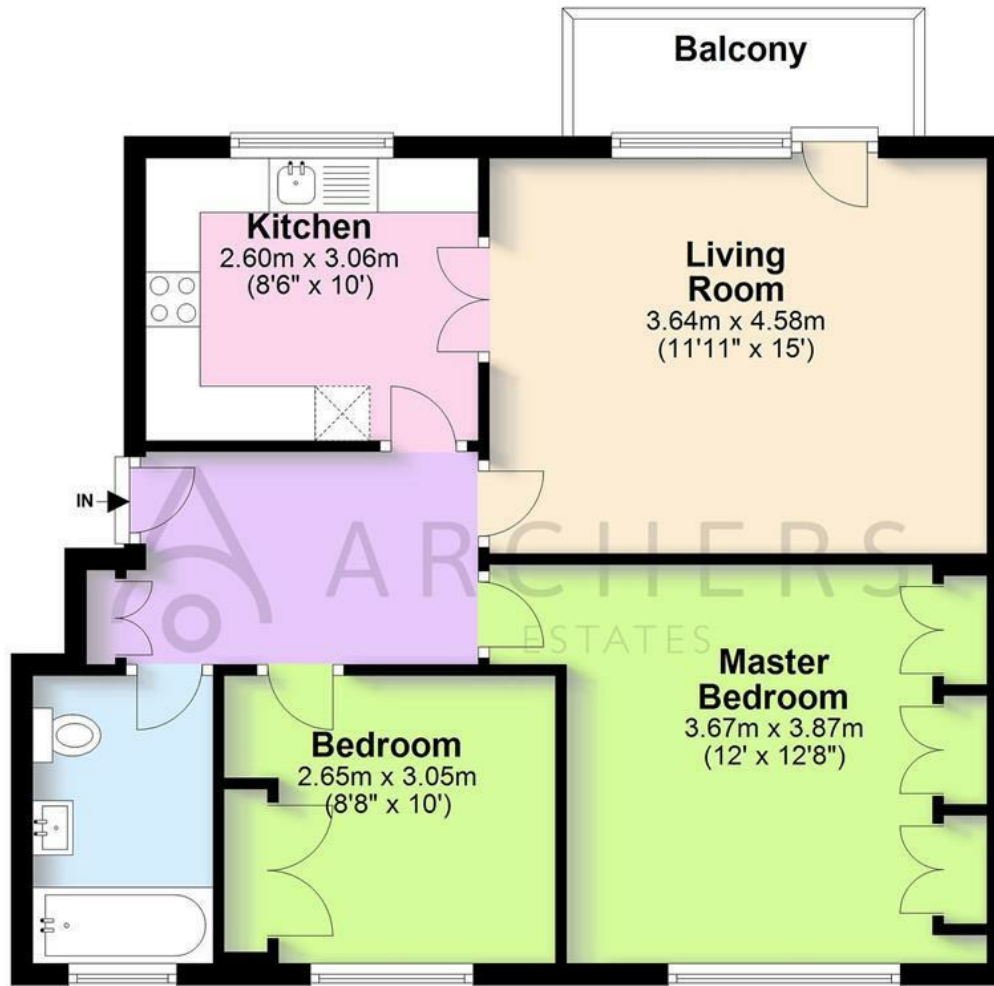
communal grounds, having patio areas complete with benches and communal parking available.





First Floor

Approx. 60.6 sq. metres (652.5 sq. feet)



Total area: approx. 60.6 sq. metres (652.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.



22 Fulwood Park Mansions, Sheffield



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |