

Flat 1, Kersal Lawns 115a Manchester Road, Broomhill, Sheffield, S10 5DN  
£160,000

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Flat 1, Kersal Lawns 115a Manchester Road, Broomhill, Sheffield, S10 5DN

£160,000

Council Tax Band: B

A good sized two bedroom ground floor apartment which forms part of this highly sought after over 60's development in the heart of Broomhill. Offering communal parking, a patio to the rear off the lounge and stunning well manicured communal grounds, the property requires modernisation and is situated close to Broomhill and Crosspool shops and amenities and has a bus stop outside the development giving easy access to the city centre and beyond. With double glazing and electric storage heaters throughout, the property in brief comprises; secure communal lobby, entrance hallway, lounge with sliding doors to the outdoor patio/communal garden area, a kitchen, two bedrooms and a bathroom. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, ground rent £75pa, service charges £2819.96pa. 60 years remain on the lease. Covenants on lease apply, read the description for further details or enquire.

### **Secure Communal Entrance Lobby**

A secure door with intercom system gives access to the communal lobby area. The apartment is located on the ground floor.

### **Entrance Hallway**

Having a storage heater and doors leading to all rooms.

### **Lounge**

A spacious lounge which has two storage heaters, a feature fireplace and rear facing sliding patio doors leading to the patio area and communal gardens.

### **Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and space for appliances including a cooker, fridge freezer and washing machine. With a front facing upvc double glazed window and vinyl flooring.

### **Master Bedroom**

A spacious master bedroom which has a front facing upvc double glazed window and two fitted wardrobes.

### **Bedroom Two**

The second bedroom is a single sized room which has a front facing upvc double glazed window and a cupboard housing the water cylinder.

### **Bathroom**

Having a suite comprising of a walk-in bath, a pedestal wash basin and a low flush wc. With a side facing upvc oriel window and vinyl flooring.

### **Outside**

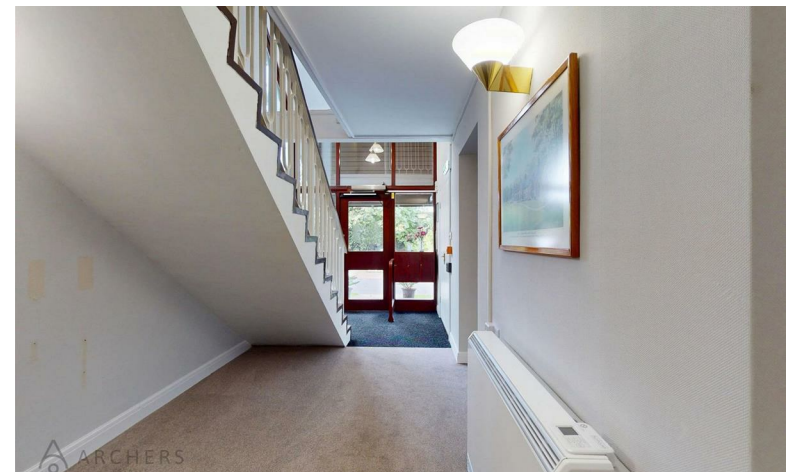
The property is set within mature communal grounds and has a patio area accessed directly from the lounge patio doors. With communal parking bays to the front, there are paths, tall trees, shrubs and borders to the rear forming part of the communal gardens.

### **Notes for the Buyer**

Please note that on any future sale of the property, the management company charges 0.75% of the future sale price for each year of occupancy. This goes towards the sinking fund of the development. There is also a charge of 0.5% of the profitable value for each year of occupancy (subject to a minimum of 2%), however should this fee exceed

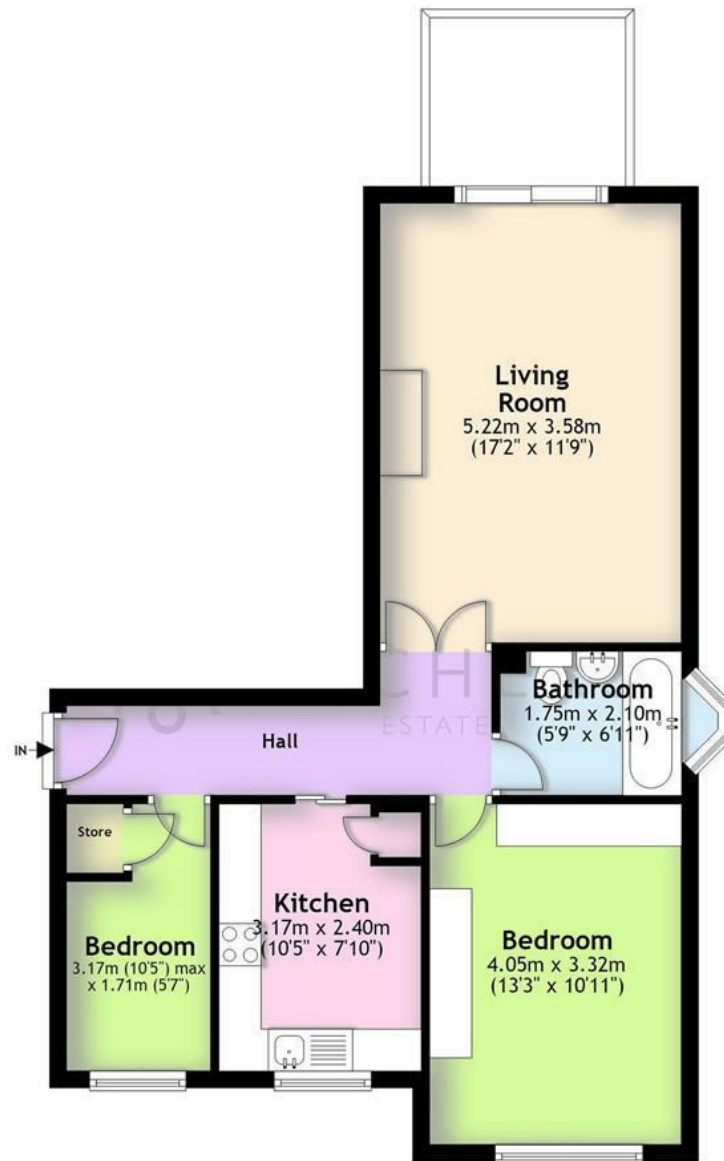
the management fee then the management fee will be restricted to this amount or £200, whichever is the greater.





# Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)  
(excluding Patio)



Total area: approx. 57.0 sq. metres (613.5 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.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |