

Old Street, Sheffield, S2

£120,000

None

Tenure: Leasehold, **Bedrooms:** 2

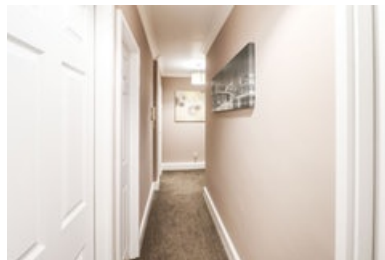
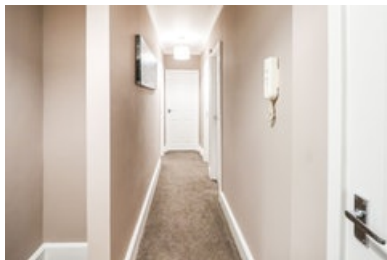
Commanding stunning views across Sheffield is this First FLOOR two-bedroom apartment with NO onward chain, situated off Park Square with excellent access to the city center, both Universities, and the motorway network. This property also has a security intercom system as well as parking!

Key features:

- Sought After Location
- New Bathroom
- Kitchen/Diner
- Stunning Views
- 2 double bed
- Parking
- INTERNAL VIEWING A MUST!
- RECENTLY REDUCED
- MOTIVATED VENDOR
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band A (£111.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 100 years remaining
- **Maintenance:** £80.00 per-month
- **Maintenance Company:** N/a

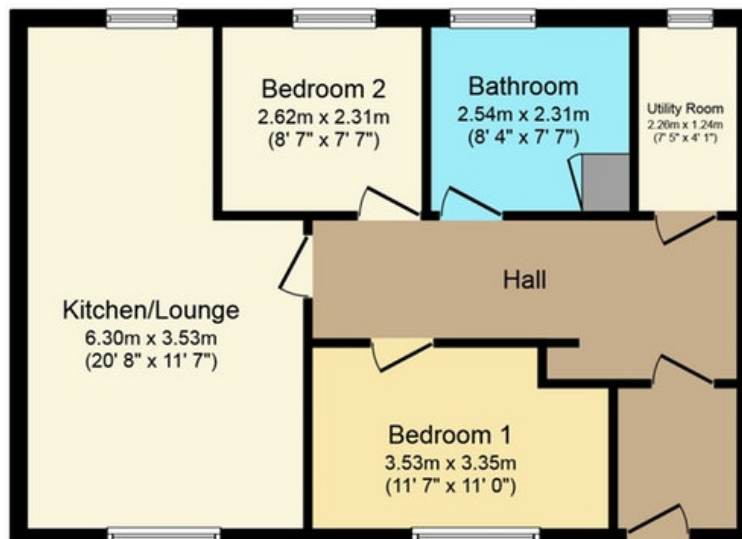


This accommodation comprises: Entrance lobby, Hallway, Utility/Storage room, Bedroom One with delightful views across the city, Bedroom Two with views to communal garden, Lounge with fantastic views across the city centre and towards the distant Peak district, larger than average open plan kitchen with a range of integrated appliances, ultra-modern generous bathroom with a white suite, shower, attractive tiling and storage cupboard.

This property is double glazed and centrally heated throughout.

**** RECENTLY REDUCED - NO ONWARD CHAIN - PERFECT FIRST TIME BUYER PROPERTY - INTERNAL VIEWING
HIGHLY RECOMMENDED ****

Floor plan:



Floor Plan

Floor area 56.1 sq. m. (604 sq. ft.) approx

Total floor area 56.1 sq. m. (604 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

5, Old Street, SHEFFIELD, S2 5PR

Dwelling type: Mid-floor flat	Reference number: 8103-7228-5700-2362-4906
Date of assessment: 02 August 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 August 2017	Total floor area: 65 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,311
Over 3 years you could save	£ 123

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 123 over 3 years</p> </div>
Heating	£ 816 over 3 years	£ 753 over 3 years	
Hot Water	£ 345 over 3 years	£ 285 over 3 years	
Totals	£ 1,311	£ 1,188	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.6em;">Current</th> <th style="font-size: 0.6em;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; text-align: center;">78</td> <td style="font-size: 1.5em; text-align: center;">80</td> </tr> </table>	Current	Potential	78	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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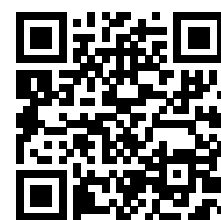
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 129

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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