



# 46 Lambrell Avenue

Kiveton Park, Sheffield, S26 5NS

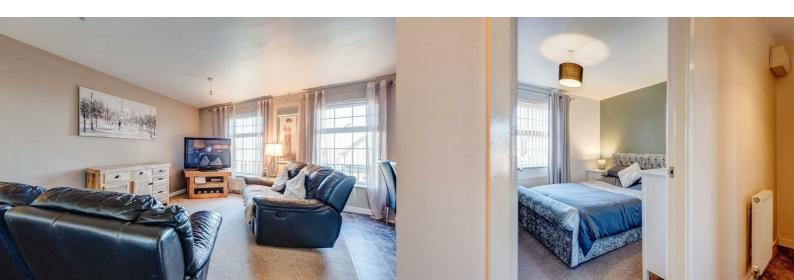
Asking price £120,000











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### ASKING PRICE £120,000

NO CHAIN! This two bedroom apartment situated in Kiverton Park is ideal for a first time buyer. Including, two bedrooms, bathroom, open plan lounge diner, kitchen and allocated parking.

Close by are local schools, restaurants and supermarkets. You can enjoy Rother Valley Country Park and Gulliver's Kingdom. The train station is also near for transport links to Sheffield. Call today for more information.

LEASEHOLD - 983 YEARS LEFT - £100 ANNUALLY GROUND RENT MAINTENANCE CHARGE £97 PER MONTH

COUNCIL TAX BAND A

Tel: 01226610606

#### **ENTRANCE HALLWAY**

External door from the communal area into the hallway. Built in storage.

## **BEDROOM ONE**

Space for a double bed and wardrobes.

#### **BEDROOM TWO**

Space for a bed and wardrobes.

#### **BATHROOM**

WC, pedestal sink, bath, separate shower cubicle.

## **LOUNGE DINER**

An open plan room with space for a dining table with chairs and living space.

#### **KITCHEN**

Wall and base units with space for a fridge freezer, washing machine, oven, hob with extractor fan, sink with drainer.

#### **EXTERIOR**

Allocated parking space in the car park. Communal lawn areas with shrubbery.









## **Road Map**

## **Hybrid Map**

## Terrain Map







## **Floor Plan**



### Total area: approx. 62.1 sq. metres (668.5 sq. feet)

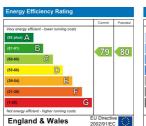
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

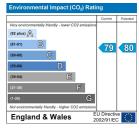
Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**





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