

LOT

13

16 Fielder Mews, Firth Park, Sheffield S5 6GY

Guide price\* £55,000+



## A two bedroom ground floor flat with potential income of up to £450pcm/£5400pa.

### Location

Located close to local shops and facilities within Firth Park, community centres, schools, colleges and excellent road and bus links to and from the city centre. The development is within walking distance of local parks and Concord sports centre offering a swimming pool, gym and golf facilities.

### Description

A two bedroom ground floor flat set in a block of six units within a modern style development and suited to the landlord investor as the flat is ready to let or to a residential buyer looking for a swift purchase. The flat has electric heating and double glazing and shared parking on site.

### Accommodation

#### Ground Floor

Communal entrance, entrance hallway, lounge, fitted kitchen with modern style fitted units and oven, two bedrooms, bathroom/W.C. with suite in white.

#### Outside

Communal gardens and to the rear is a car park with an allocated space.

#### Tenure

Leasehold Lease Term – 155 Years Lease Remaining – 142 Years Ground Rent – £70 Per Annum Service charge: Quarterly Building Service Charge £197.17 Quarterly Maintenance Service Charge £58.33 – Includes the right to park in the space numbered 18 on the Lease Plan

#### EPC

Energy Efficiency Rating C

### Auction Valuer

Lucy Crapper ANAVA

### Note

The Lease prohibits the sublet of 'part' of the property (i.e. 1 room), however there is no condition prohibiting the sublet of the whole of the Flat. See legal pack for further information. For more information connected to securing a mortgage on this property please contact Matthew Wood at Blundells, our dedicated auction mortgage consultant, on 0114 2753853 or 07713 569580.

### Viewing

Strictly by appointment with joint agent Blundells Chapeltown 0114 2570170 For any other auction enquiries please call the auction team on 0114 2541185



These figures are for information only and do not constitute an offer. The actual figures may vary slightly due to rounding.