

20 Ventnor Court, 25 Wostenholm Road, Sheffield, S7 1LB

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Description
This studio apartment will be perfect for the investor market or first time buyers looking to get their first foot on the property ladder. Located in one of Sheffield's most vibrant parts of town, close to a host of catering establishments that run along London Road and an excellent range of independent bars and cafes on Abbeydale Road. The fashionable areas of Nether Edge Village and Sharrowvale are accessible in a short walk and regular bus services can whisk you into the centre of town in under 5 minutes.
The property is available with no onward chain and has communal parking at the rear.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Perfect as a buy to let or for first time buyers.
- Studio apartment, open plan living.
- Great location close to the fashionable village of Nether Edge.
- Easy commute into town and convenient for excellent amenities on London Road.
- Modern shower room.
- Communal off road parking to the rear.
- No onward chain.
- 170 years remaining on the lease and an annual service charge of £678.
- Full UPVC double glazing and electric room heaters (need installing) will combine to produce an EPC rating of D6.

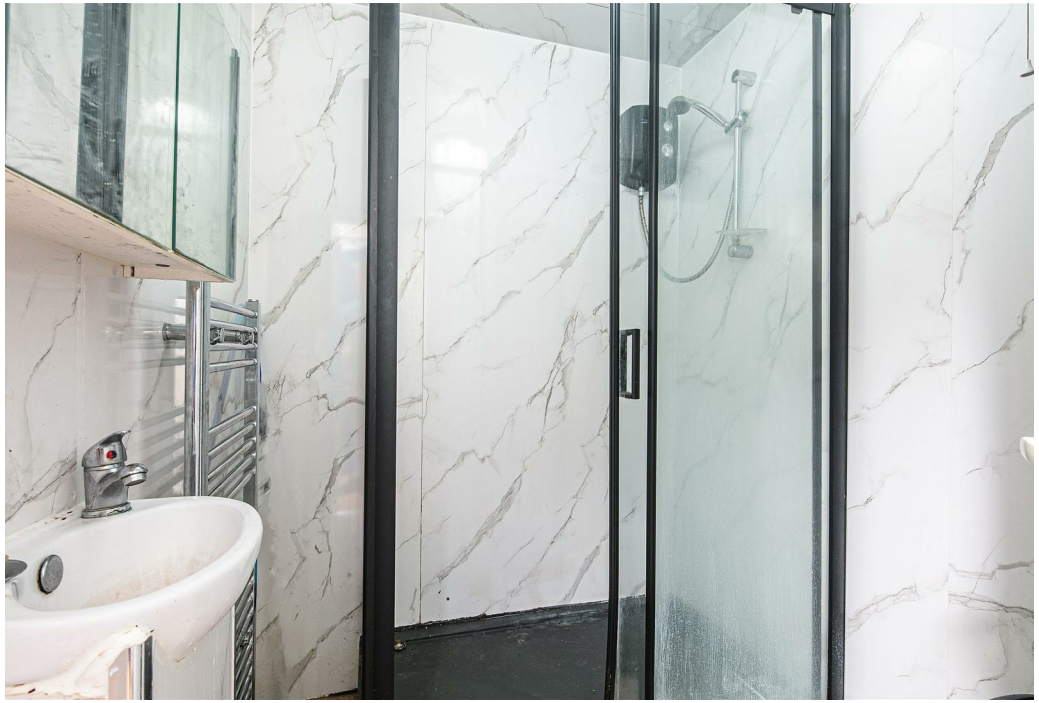








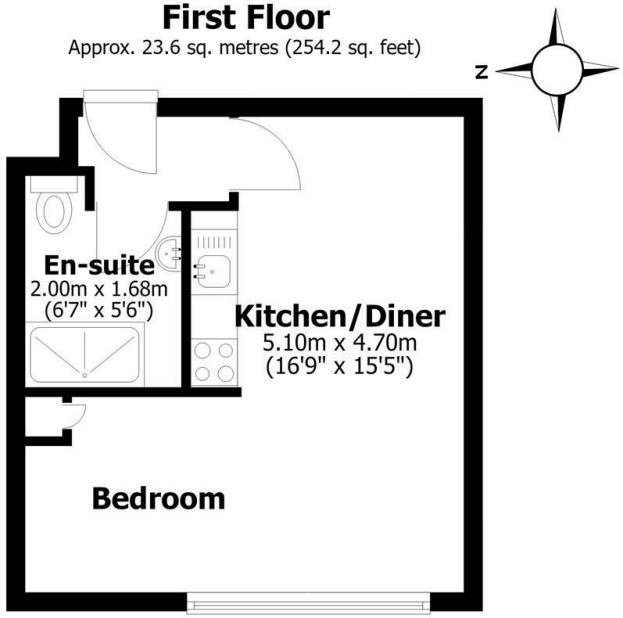






First Floor

Approx. 23.6 sq. metres (254.2 sq. feet)



Total area: approx. 23.6 sq. metres (254.2 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

20 Ventnor Court, 25 Wostenholm Road





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.