

Apartment 9, Croft Court, Barleycroft Lane, Dinnington, Sheffield, South Yorkshire S25 2LE

\*GUIDE PRICE: **£70,000** (plus fees)



**An excellent opportunity to purchase a two bedroomed, first floor apartment.**

The apartment benefits from uPVC double glazing, and a gas fired central heating system (not tested). The property is modern throughout, and a viewing is highly recommended to appreciate the spacious accommodation on offer throughout the property. The property is situated within the popular residential area of Dinnington, and is believed to be of interest to the owner occupier or the investor.

**Description:**

**Accommodation:** A communal entrance leads up to the apartment, having a lift and staircase. Lounge, 5.27m x 4.63m (maximum overall dimensions), having a spacious open plan lounge, with dining area, double glazed windows, and access through to the inner hall. Bedroom One, 3.61m x 2.95m (maximum overall dimensions), having double glazed window and central heating radiator (not tested). Bedroom Two, 2.87m x 2.59m (maximum overall dimensions), having double glazed window and central heating radiator (not tested). Bathroom, having a modern white fitted suite, comprising of a p-shaped bath with shower over and glass shower screen, low flush WC, and pedestal wash hand basin. There is also complementary tiling to the splash back areas, a double glazed window, and radiator.

**Outside:** There is a gated private car park, with allocated parking.

**Location:** The apartment is situated within the desirable residential area of Dinnington, which is ideally situated within close reach to a range of local shops, banks, supermarkets, and transport links.

**Special Conditions of Sale:** Upon the fall of the gavel/exchange of contracts the purchaser will pay the buyers premium of £850 plus VAT (£1020 inc VAT).



TOTAL APPROX FLOOR AREA 662 SQ FT. (61.8 SQ M)  
 These floor plans have been made to ensure the accuracy of the floor plan contained here. Measurements of plots, rooms, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their condition or operation.  
 Issue with drawings: 02/18

**Tenure:** See Legal Pack

**Local Authority:** Rotherham Metropolitan Borough Council

**Solicitors:** Hamlins LLP, Roxburghe House, 273 - 287 Regent Street, London, W1B 2AD. Tel: 02073556059.

**Energy Performance Certificate (EPC):** Current Rating B

**Additional Fees**

**Buyer's Premium:** £850 plus VAT (£1020 inc VAT), payable on exchange of contracts.

**Administration Charge:** £750 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.