

VENDOR DECLARATION

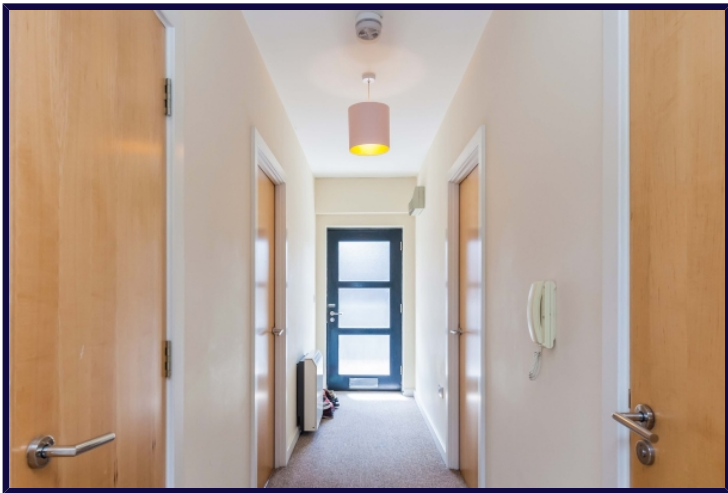
I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed:

Date:

Printed Name in Full:



Adelaide Lane,

£135,000

- ALLOCATED PARKING
- TWO BEDROOMS
- TO BE SOLD AS A READY MADE INVESTMENT
- GREAT RENTAL TRACK RECORD



Reeds Rains

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Adelaide Lane, Sheffield

£135,000

TENANTED BUY TO LET PURCHASE Available to purchase is this great two bedroomed apartment with allocated parking located in the desirable Kelham Mills Development. The apartment has two good sized bedroom, living room with kitchen open plan and modern bathroom, electric heating throughout, stairs and lift access. Kelham Island is extremely popular and has a wide range of amenities, cafes, restaurants, pubs and wine bars, its a really great place to socialise with a friendly buzz about it.

HALLWAY

Long spacious hallway with electric wall mounted heater, entry handset, storage cupboard housing hot water cylinder.

BEDROOM ONE

Window to the front, wall mounted electric heater.

BEDROOM TWO

Window to the front, wall mounted electric heater.

BATHROOM

White suite comprising was hand basin and low flush w.c., panelled bath with shower over and screen, tiled splash-backs and floor, heated towel rail.

OPEN PLAN LIVING KITCHEN

Good sized room providing lounge area and extending to kitchen. The lounge has full length windows giving views over the rear of the property, TV and satellite connections. The kitchen area is fitted with wall and base units with complimentary surfaces over, sink drainer sink unit, integrated oven, hob and extractor hood, space for fridge freezer and washing machine.

OUTSIDE

One allocated parking space is included with the sale.

APARTMENT OUTGOINGS

Lease Length: 183 years remaining Service Charge: Seller advises £185 per quarter all in Ground Rent: £150pa The

apartment is currently rented and managed by Reeds Rains Sheffield on a long term tenancy at £750pcm, please ask for further details of our management packages available.

Lease Clause

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.