



Booth Croft,

welcome to

Booth Croft,

Ideal for first-time buyers or investors, this one-bedroom flat offers a lounge with Juliet balcony, kitchen, utility room, bedroom and modern bathroom, plus communal parking. Close to local amenities and transport links. Viewings advised!



Hallway

Having an entrance door and radiator.

Utility

Front facing double glazed window, a range of cabinetry and worktop space. Space and plumbing for a washing machine and a dryer.

Kitchen

Having a range of wall and base units, inset sink with rolled edge works surfaces and tiled splash backs. Gas hob and electric oven. Front and side facing double glazed windows and radiator.

Lounge

Having a rear facing double glazed window and Juliet balcony. Radiator.

Bedroom

Rear facing double glazed window and radiator.

Bathroom

Front facing double glazed window, suite comprising vanity sink unit with a mirror above. A walk in shower, corner bath and wc. Tiling to the walls.

Communal Parking

There is communal parking.



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Booth Croft,

- One bedroom flat
- Lounge with Juliet balcony
- Communal parking
- Sought after location
- Access to local amenities

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 35.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000

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Property Ref:
CPK115344 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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