



£110,000 Guide Price

Apartment , Sussex Road, Chapeltown, Sheffield

Apartment | 1 Bedroom | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- One Double Bedroom
- Beautifully Appointed Throughout
- Spacious Bay Windowed Lounge
- Modern Kitchen & Bathroom
- Designated Off Road Parking
- Excellent Transport Links
- Close to Local Amenities
- VIEWING HIGHLY ADVISED!

## Property Description

GUIDE PRICE £110,000 to £120,000

A BEAUTIFULLY PRESENTED APARTMENT WHO COULD WANT MORE... IN A DESIRABLE MODERN DEVELOPMENT APARTMENT NUMBER 4...!  
Uflit are more than delighted to welcome to the market this beautifully presented ONE DOUBLE BEDROOM FIRST-FLOOR APARTMENT.

## Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented ONE DOUBLE BEDROOM FIRST-FLOOR APARTMENT. Located in the highly sought-after development in Chapeltown, just a stones throw away from all local amenities and excellent transport links. The communal areas both inside and out are of a good standard and this in turn emulates throughout the property. Briefly comprising of a cosy entrance cloakroom, spacious lounge benefitting from a large bay with Juliet balcony, breakfast kitchen, double bedroom again with a further Juliet balcony and a modern bathroom. To the outside manicured wrap around communal areas and a designated parking space. The property also benefits from a security intercom system. VIEWING HIGHLY ADVISED Call Uflit TODAY 01709 912730

Council Tax Band: A

Tenure: Leasehold

### Entrance

Entering through a communal door with security intercom system to a light and welcoming hallway well maintained and stairs leading to the first-floor apartment

**Hallway** w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

A solid wood fire door opens into the cloakroom hallway with a feature wall, carpeted flooring and a radiator. Doors giving access to the bedroom, breakfast kitchen/ lounge and bathroom.

**Breakfast kitchen** w: 2.7m x l: 4.3m (w: 8' 10" x l: 14' 1")

A modern fitted kitchen with a range of wall and base units, complimentary worksurface areas and tiled back panels. Appliances to include a built-in electric oven, gas hob, extractor and an integrated fridge/ freezer with plumbing for further utilities. Laminate flooring, radiator and a rear facing upvc window.

**Lounge** w: 5.3m x l: 3.5m (w: 17' 5" x l: 11' 6")

A spacious living area with a beautiful feature wall, a large bay with Juliet balcony along with a rear facing upvc window allows an abundance of light to flow through whilst two radiators add warmth and carpeted flooring flows throughout.

**Bedroom 1** w: 4.3m x l: 2.8m (w: 14' 1" x l: 9' 2")

A double bedroom with feature wall, carpeted flooring, radiator and a further large bay with Juliet balcony.

**Bathroom** w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

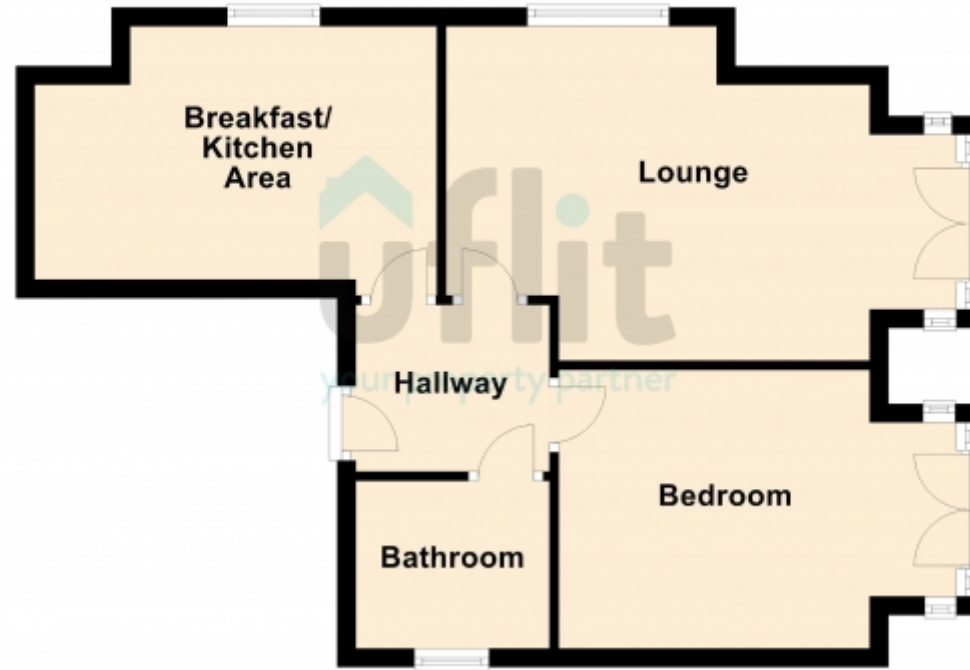
A modern bathroom comprising of a panelled bath with overhead shower and screen, vanity wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, heated towel rail and a front facing upvc window.

**Outside**

The property is greeted by a beautiful manicured frontage with well-maintained communal areas and a designated parking space providing secure off-road parking.

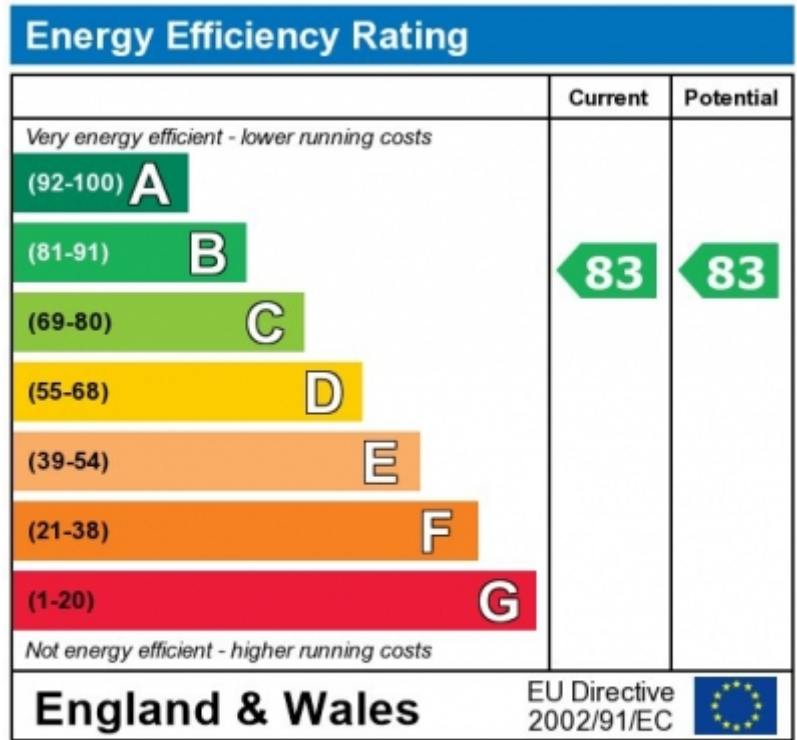


## Ground Floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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