



Ground Floor Apartment 16 Whinfell Court, Whirlow, Sheffield, S11 9QA

Saxton Mee

# Ground Floor Apartment 16

## Whirlow

Offers Around

**£425,000**

An excellent and rare opportunity to purchase a ground floor apartment in a superb position on this popular development, featuring two south facing balconies with lovely views over Whinfell Quarry Gardens and open countryside beyond.

Offered for sale with early vacant possession available and benefitting from a new boiler in 2021.

A large two double bedroom, two-bathroom apartment, ideal for professional or downsizing occupiers.

The accommodation comprises: Large entrance hall with extensive built-in storage cupboards, bathroom, attractive good sized well fitted breakfast/kitchen, large drawing room with patio doors to large private balcony with great views, large dining room with patio doors to large balcony, master bedroom with en-suite shower room, double bedroom two.

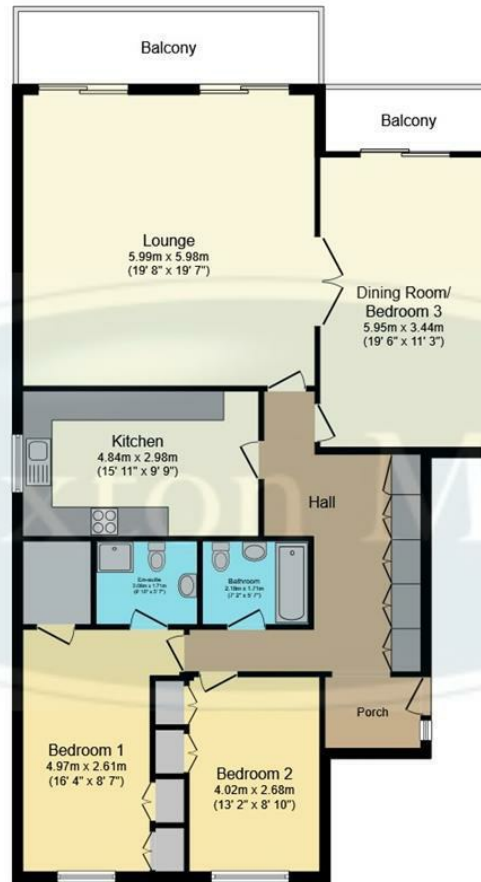
Outside: shared use of LEISURE COMPLEX/SWIMMING POOL and MEETING/ENTERTAINING ROOM. Garage situated directly opposite block entrance, attractive communal grounds and ample visitor parking.

Whirlow is one of Sheffield's most sought-after residential areas, close to excellent amenities while on the fringe of open countryside and the Peak District National Park.



- Excellent Rare Opportunity To Purchase A Ground Floor Apartment With Level Access
- Two Large South Facing Balconies With Recently Fitted Balustrades
- Very Large Drawing Room And Separate Large Dining Room
- Good Sized Breakfast Kitchen
- Lovely Open Views Over Whinfell Quarry Gardens And Beyond
- Two Double Bedrooms And Two Bathrooms (One En-Suite)
- Swimming Pool and Leisure Complex
- EPC Rating D/Council Tax Band E
- Leasehold 300 years from 25 March 1981
- Viewing Banner Cross Office





## Floor Plan

Floor area 130.2 m<sup>2</sup> (1,401 sq.ft.)

**TOTAL: 130.2 m<sup>2</sup> (1,401 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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