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Apartment 11, Wheata House Elm Gardens, Sheffield, S10  
5AB

# Apartment 11, Wheata House Elm Gardens, Sheffield, S10 5AB

Asking Price £235,000

Nestled in the sought-after area of Elm Gardens, this stylish two-bedroom apartment presents an excellent opportunity for those seeking a modern living space in a vibrant community. Ideal for professionals or students, the property boasts convenient access to University of Sheffield and the central hospital campus, making it a prime location for those who work in the academic or healthcare sectors. Additionally, the stunning Peak District is just a short drive away, perfect for outdoor enthusiasts.

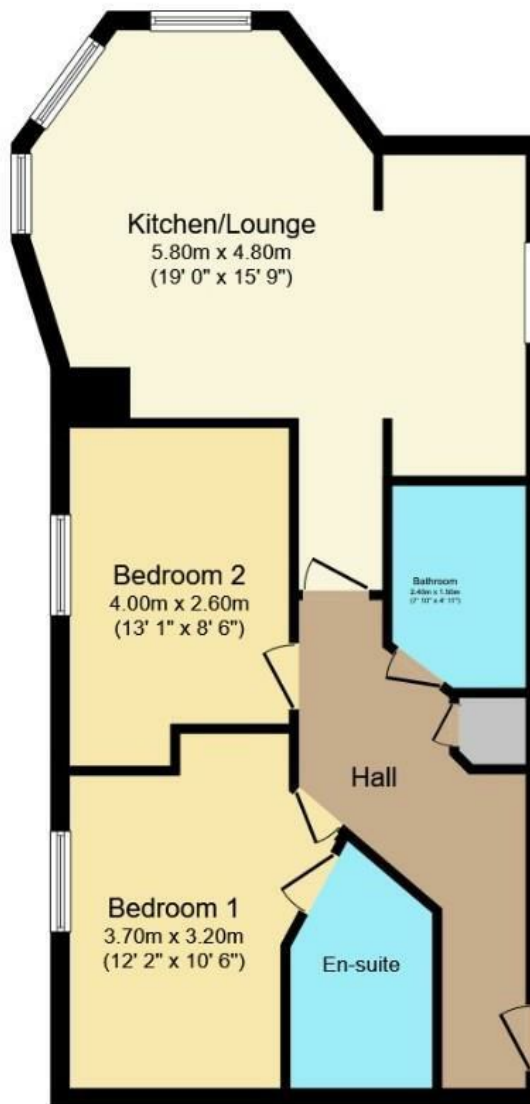
Upon entering the apartment building, you are welcomed by a communal entrance hall equipped with a secure entry system, ensuring peace of mind. The apartment's private entrance hall leads to the well-presented living area which is bright and airy, featuring three picture windows that flood the space with natural light. The modern kitchen is thoughtfully designed, providing a functional yet stylish environment for cooking and entertaining.

The apartment comprises two spacious double bedrooms, one of which benefits from an ensuite with shower, offering added convenience and privacy. The main bathroom is well-appointed, featuring a shower over the bath, catering to all your bathing needs.

Outside, residents can enjoy beautifully manicured green space, providing a serene escape from the hustle and bustle of daily life. An allocated parking space adds to the appeal, ensuring that you have a secure place for your vehicle, with additional parking for visitors.

This apartment is not just a home; it is a lifestyle choice, combining comfort, style, and an enviable location. With excellent public transport links and the vibrant amenities of Crookes and Broomhill nearby, this property is a must-see for anyone looking to embrace the best of city living while being close to nature.

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Total floor area 64.6 m<sup>2</sup> (695 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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GENERAL REMARKS

TENURE

This property is leasehold with 116 years remaining at a cost of £250.00 per annum. The service charges are £1,550 per annum.

RATING ASSESSMENT

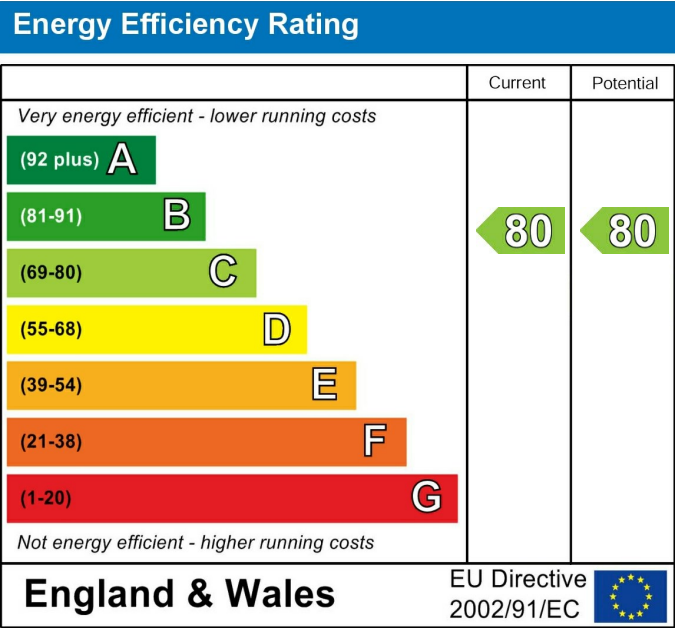
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











