



**HUNTERS<sup>®</sup>**  
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21 Devonshire Court Hutcliffe Wood View, Beauchief,  
Sheffield, S8 0DY

# 21 Devonshire Court Hutcliffe Wood View, Beauchief, Sheffield, S8 0DY

£130,000

Nestled within the tranquil setting of Hutcliffe Wood View in Sheffield, this delightful one-bedroom apartment offers a perfect blend of comfort and convenience, in this exclusive development for those aged over 65. Situated on the second floor, the property benefits from lift access, ensuring ease of movement throughout the building.

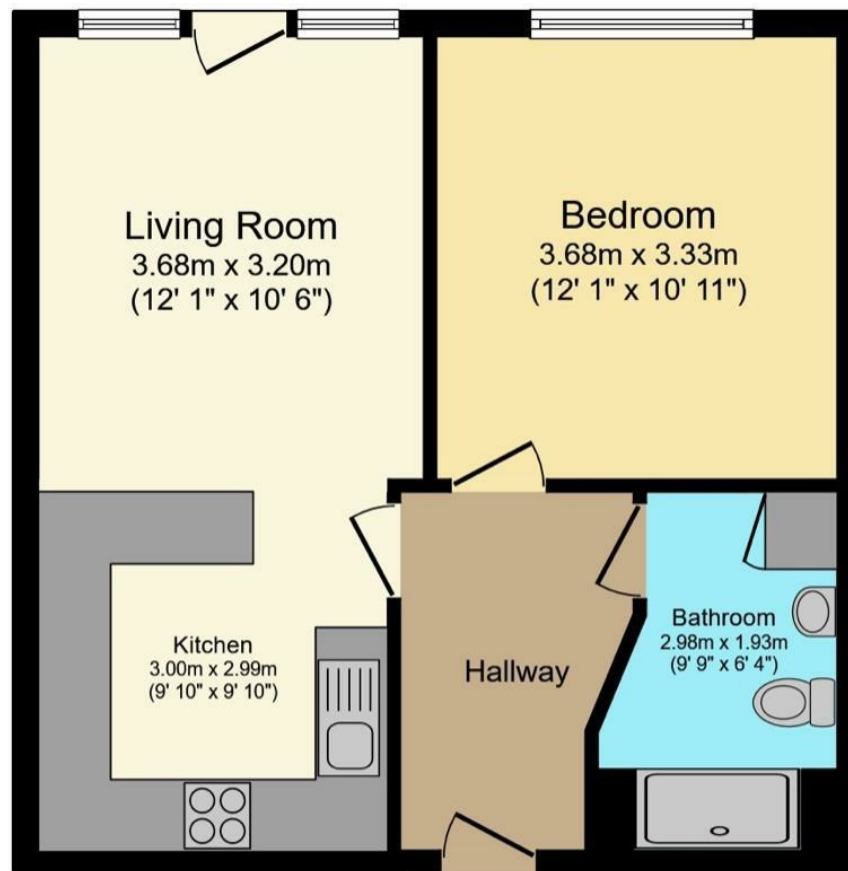
Upon entering the flat you are greeted by a welcoming entrance hall that leads into an open-plan living, kitchen and dining area, designed to maximise space and light. The U-shaped fitted kitchen is both practical and stylish, making it an ideal space for culinary endeavours. A French door opens from the living area, providing a pleasant outlook at the rear of the property, overlooking the gardens and green space beyond.

The bedroom, also located at the rear, promises a peaceful retreat, while the modern shower room features a step-in shower, catering to contemporary needs.

Residents will appreciate the communal gated car park at the front, providing secure parking for one vehicle, as well as the beautifully maintained gardens at the rear, perfect for enjoying the outdoors. Additionally, a communal living room is available for socialising with fellow residents, fostering a sense of community within the building.

This property is offered with no onward chain, making it an attractive option for those looking to move swiftly. With its appealing features and prime location, this apartment is a wonderful opportunity for anyone seeking a comfortable and sociable living environment.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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Floor Plan  
Floor area 44.8 sq.m. (483 sq.ft.)

Total floor area: 44.8 sq.m. (483 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	82	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 240 years from 30th June 2006.

**SERVICE CHARGE**  
There is a service charge payable of £1760 per annum.

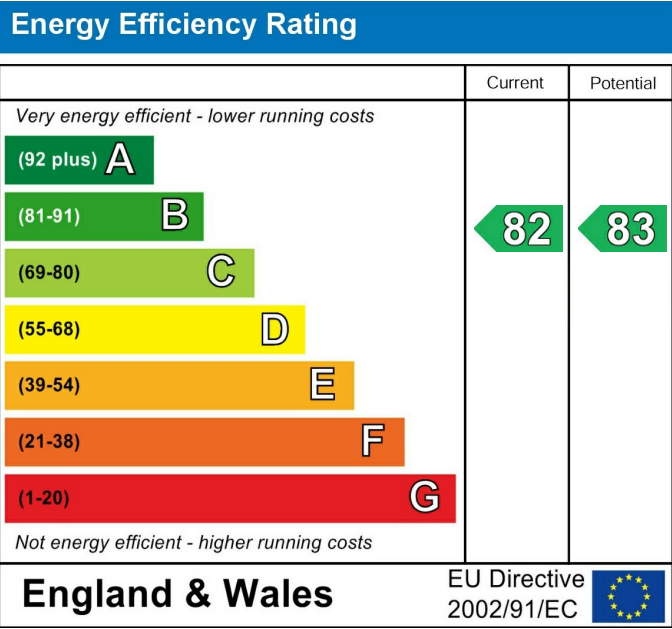
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

**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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**Anti Money Laundering**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.

















