







27 Chestnut Court

55 Union Road • Nether Edge • S11 9EH

Guide Price £215,000 - £225,000

Located in the heart of Nether Edge is a 2 double bedroom and 2 bathroom second floor apartment. Featuring light and airy open plan living space with a Juliet balcony and well-maintained communal gardens. Benefits from combination gas central heating, double glazing and an allocated parking space. Enters through a communal intercom entry with stairs rising to the second-floor. An L shaped inner hallway offers cloak storage and leads through to the spacious open plan, flexible living area, complemented by a Juliet balcony and pleasant outlook. The kitchen is fitted with beech effect shaker style units, contrasting worktops and matching tiled splashbacks. Integrated appliances include an electric oven, hob, microwave, dishwasher and washing machine. There are 2 double bedrooms, presented with neutral décor and carpets, the main bedroom incorporating an ensuite shower room. The bathroom is equipped with 3-piece white suite and separate corner shower enclosure, fully tiled. Externally, there is one allocated parking space along with visitor parking and well-maintained communal gardens. Chestnut Court is situated in the sought-after S11 postcode, well-placed for local shops and cafes in Nether Edge, recreational facilities, public transport, and excellent access to the city centre, hospitals, universities, train stations and the Peak District. Leasehold (250 years from 2002). Ground rent £60 pa Service Charge £135 pcm to Fairways - £1,620 pa.





- Second Floor Apartment
- Located in Heart of Nether Edge, S11
- 2 Double Bedrooms & 2 Bathrooms
- Light & Airy Space
- Fitted Kitchen with Integrated Appliances
- French Doors & Juliet Balcony
- Allocated Parking & Visitor Spaces
- Leasehold (250 years from 2002). Ground rent £60 pa
- Service Charge £135 pcm to Fairways - £1,620 pa
- Council Tax Band D - EPC Rating FBC



27 CHESTNUT COURT

APPROXIMATE GROSS INTERNAL AREA = 76.6 SQ M / 824 SQ FT

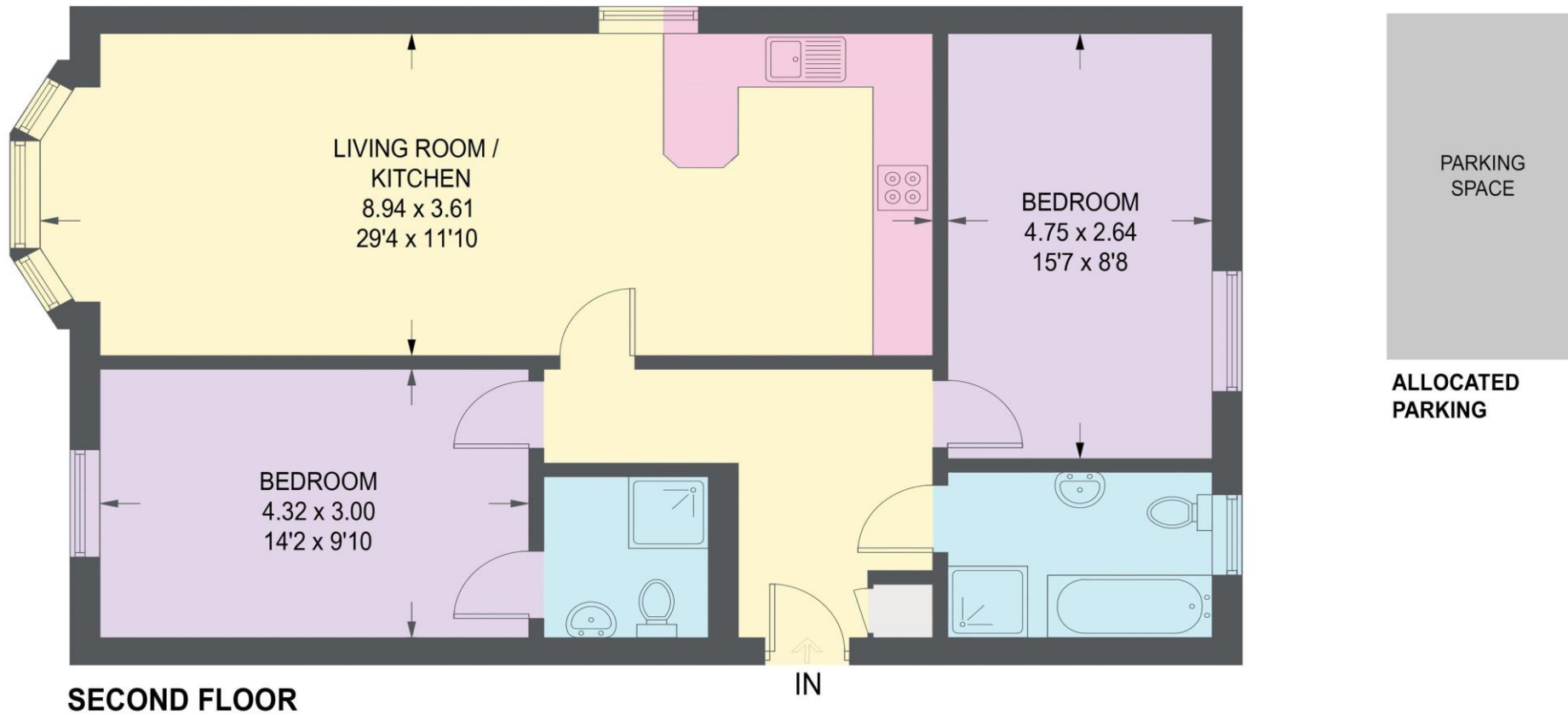


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868