



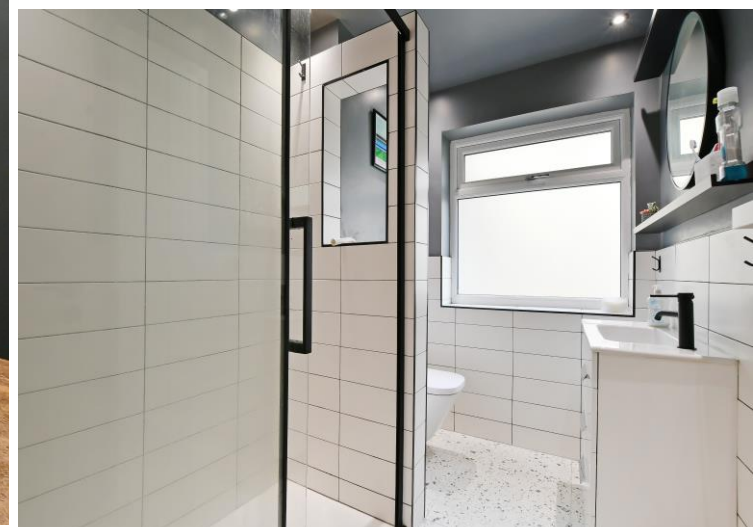


Flat 6, Laurel Court

Endcliffe Vale Road • Endcliffe • S10 3DU

Asking Price £340,000

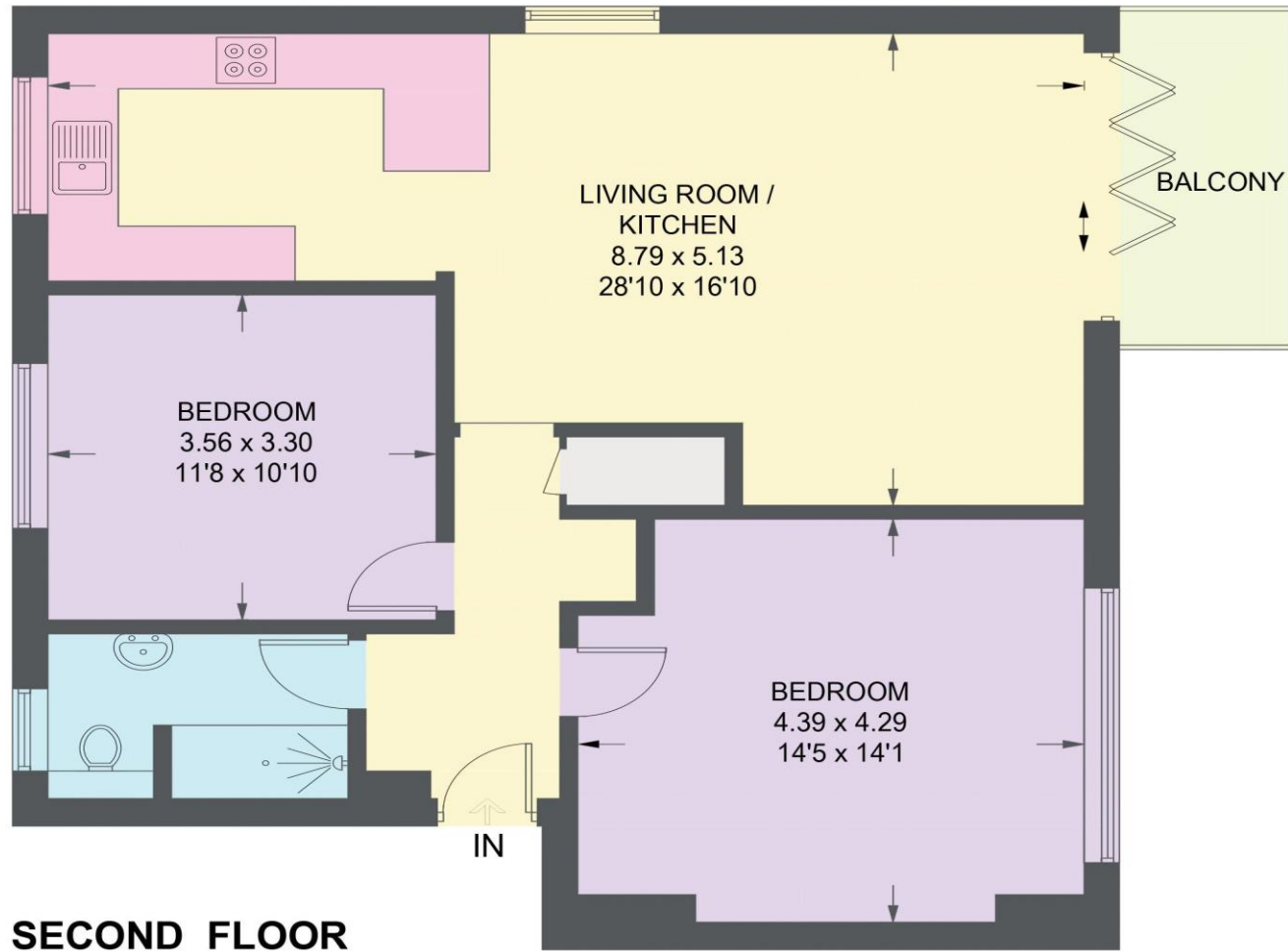
A generously proportioned 2 double bedroom 2nd floor apartment, measuring an impressive 859 sqft, overlooking Endcliffe Park. Fully renovated by recent owner. Beautifully presented throughout, featuring modern kitchen and shower room, gas central heating, garage, communal parking and stands within attractive, well maintained communal gardens adjoining Endcliffe Park. A communal entrance with secure intercom leads to a private entrance on the second floor. The inner hallway incorporates utility cupboard providing space with plumbing for a washing machine and cloakroom storage. The fabulous dual aspect open plan living space is filled with natural light, complemented by bifold doors opening onto a full width balcony enjoying a fabulous woodland aspect overlooking the park. The contemporary kitchen is fitted with matte black units, contrasting worktops and stylish tiled splashbacks. Integrated appliances include electric oven, hob and dishwasher with space for a freestanding fridge freezer. There are 2 spacious double bedrooms presented in modern tones and carpet, creating a versatile space with views of the communal garden and woodland to the rear. The impressive shower room features walk in rainfall shower, vanity unit and WC, styled with modern tiling and column radiator. Laurel Court is positioned at the rear part of a highly sought-after development, with a sweeping driveway through delightful gardens, which surround the block. The gardens are mainly laid to lawn, with seating areas and an array of planting to provide seasonal colour. Number 6 benefits from a single garage as well as having the use of resident and visitor parking spaces. Endcliffe Vale Road is well-placed for local shops and amenities in Broomhill, Hunters Bar & Sharrow Vale, reputable schools, parks and recreational facilities, public transport as well as having access to the city centre, hospitals, universities and the Peak District. No chain. Council Tax Band C, EPC Rating C Leasehold - 199 years from 1971 - Ground Rent £50pa. Annual Service Charge - £1871.00 - Includes building insurance and water.



- Generous 2nd Floor Apartment in Endcliffe
- 2 Spacious Double Bedrooms
- Balcony With Fabulous Woodland Aspect
- Contemporary Kitchen with Integrated Appliances
- Measuring an Impressive 859 sq ft
- Fabulous Open Plan Flexible Living Space
- Attractive Communal Garden & Garage
- Council Tax Band C, EPC Rating C
- Annual Service Charge - £1871.00
- Leasehold - 199 years from 1971 - GR £50pa

FLAT 6, LAUREL COURT

APPROXIMATE GROSS INTERNAL AREA = 79.8 SQ M / 859 SQ FT



SECOND FLOOR

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.