







Apartment 11, Lyon

Kenwood Court • Nether Edge • S7 1NT

Asking Price £240,000

A superb 2-bedroom light and airy first floor apartment located on a sought after gated development in Nether Edge, S7. The apartment has fabulous open plan living with double glazing and combination gas central heating, set in impressive communal gardens with allocated car parking. Entering through a secure communal entrance with stairs leading to a private entrance on the first floor. The apartment opens into an inner cloakroom with separate internal door through to an L shaped hallway. There are 2 good sized bedrooms overlooking beautiful communal gardens styled in warm neutral tones and carpet. The master bedroom features built in storage and generous ensuite shower room complete with storage cupboard housing the recently installed combination Ideal boiler. A further bathroom is equipped with 3-piece white suite, including jacuzzi bath and heated towel rail. The flexible open plan living space is generous in size and filled with natural light. A modern shaker style kitchen provides integrated oven/grill, gas hob, fridge freezer, washing machine and dishwasher. Outside, electric gates and a security intercom allow entrance into well-maintained shared gardens with lighting, and allocated parking with visitor spaces. Kenwood Court is well-placed in a popular treelined residential area yet offering access to shops and amenities, bars, cafes and restaurants on Ecclesall Road and Nether Edge as well as recreational facilities. Excellent transport links and close proximity to Sheffield city centre, the hospitals, universities and the Peak District. Leasehold 200 years 1st January 2005 Annual ground rent - £100 Annual service charge - £2000 - Fairways Council Tax band C, EPC Rating C





- Light & Airy First Floor Apartment
- 2 Bedrooms & 2 Bathrooms
- Sought After Gated Development
- Fabulous Open Plan Living Space
- Modern Kitchen with Integrated Appliances
- Well Maintained Communal Gardens
- Allocated & Visitor Parking
- Annual Service Charge - £2000pa - Fairways
- Leasehold 200 years 1st January 2005 £100pa
- Council Tax Band C, EPC Rating C





11 LYON, KENWOOD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 77.8 SQ M / 837 SQ FT

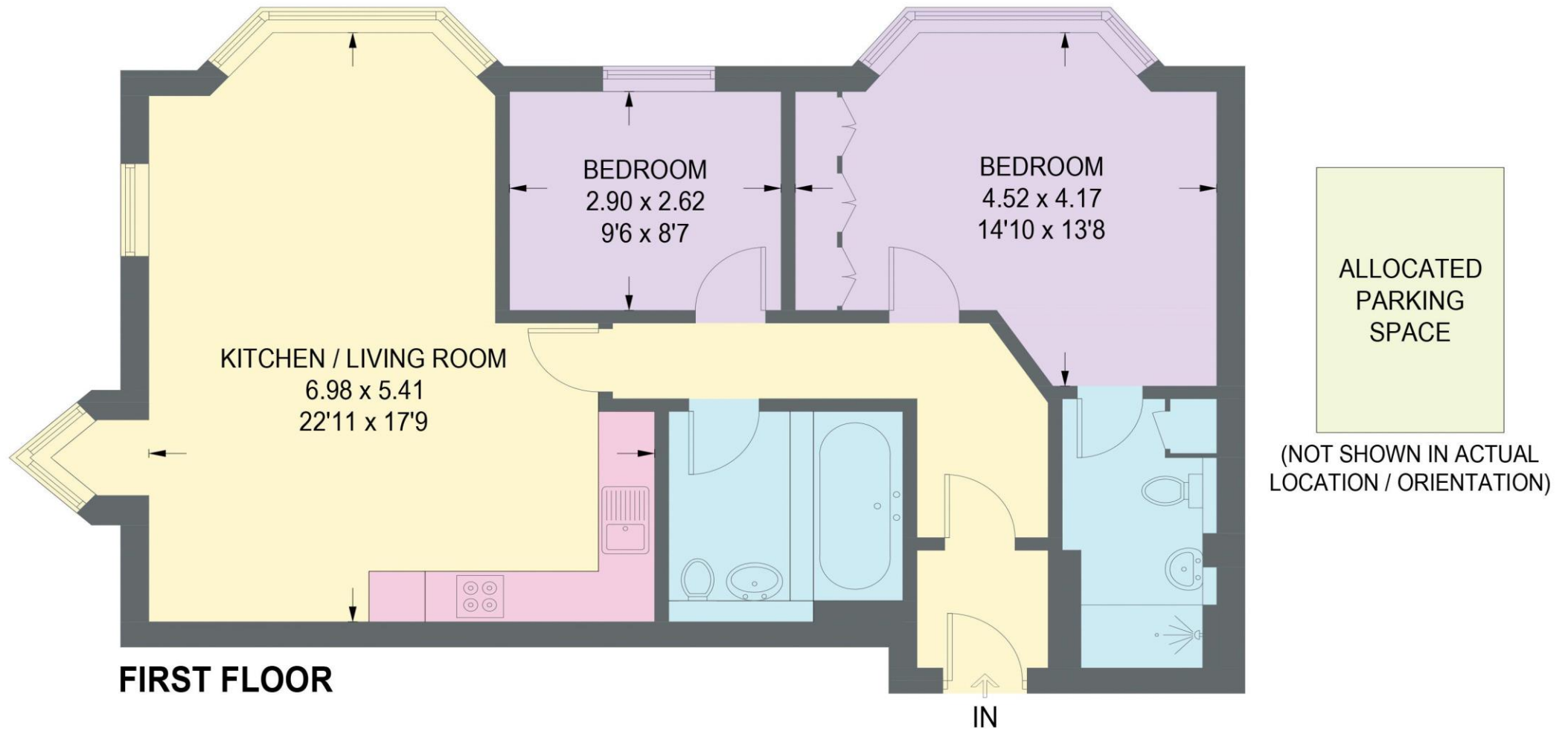


Illustration for identification purposes only,
measurements are approximate, not to scale.



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