











## 46 Victoria Court

Nether Edge • Sheffield • S11 9DR

Guide Price £295,000 - £310,000

An attractive 2 double bedroom and 2 bathroom, 1st floor apartment, larger in size, located on this very popular gated development in Nether Edge, S7. Offering spacious accommodation measuring an impressive ?? sq ft, and occupying an enviable top floor, corner location, which benefits from a vaulted ceiling with exposed beams and sash windows, creating a light and airy spacious feel. A communal entrance door opens into the communal hallway with stair access to the 1st floor. A private door opens into a large reception hallway, with a useful double storage cupboard housing utility space and hot water cylinder. The kitchen is fitted with a range of beech, shaker style units topped with contrasting worktops and matching tiled splashbacks. Integrated appliances include an oven/grill, 4 ring gas hob, fridge freezer, dishwasher and washing machine. The open plan living area is spacious creating versatility, complemented by a vaulted ceiling and exposed beams, creating a sense of space yet still providing a homely feel, complemented by modern feature fireplace. There are two generously proportioned double bedrooms complete with sash windows. The principle bedrooms offers a walk through dressing area equipped with built-in storage and an en-suite shower room. A separate family bathroom features a traditional 3-piece white suite, partially tiled, with a heated towel rail. Victoria Court is located within a secure, gated complex and benefits from an allocated parking space and plenty of visitor parking. The development provides an ideal environment for owners to enjoy their own space and the on-site leisure complex, which has a gym, swimming pool and sauna. The location is well-served by local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.









- Attractive First Floor Apartment
- Sought-After Secure Gated Complex
- 2 Double Bedrooms & 2 Bathrooms
- Vaulted Ceiling & Sash Windows
- Larger in Size with xxxx sq.ft

- Allocated & Visitor Parking
- On Site Resident Leisure Complex
- Service Charge £277 pcm
- Leasehold 200 years from 1st January 2001
- Council Tax Band E, ECP Rating C

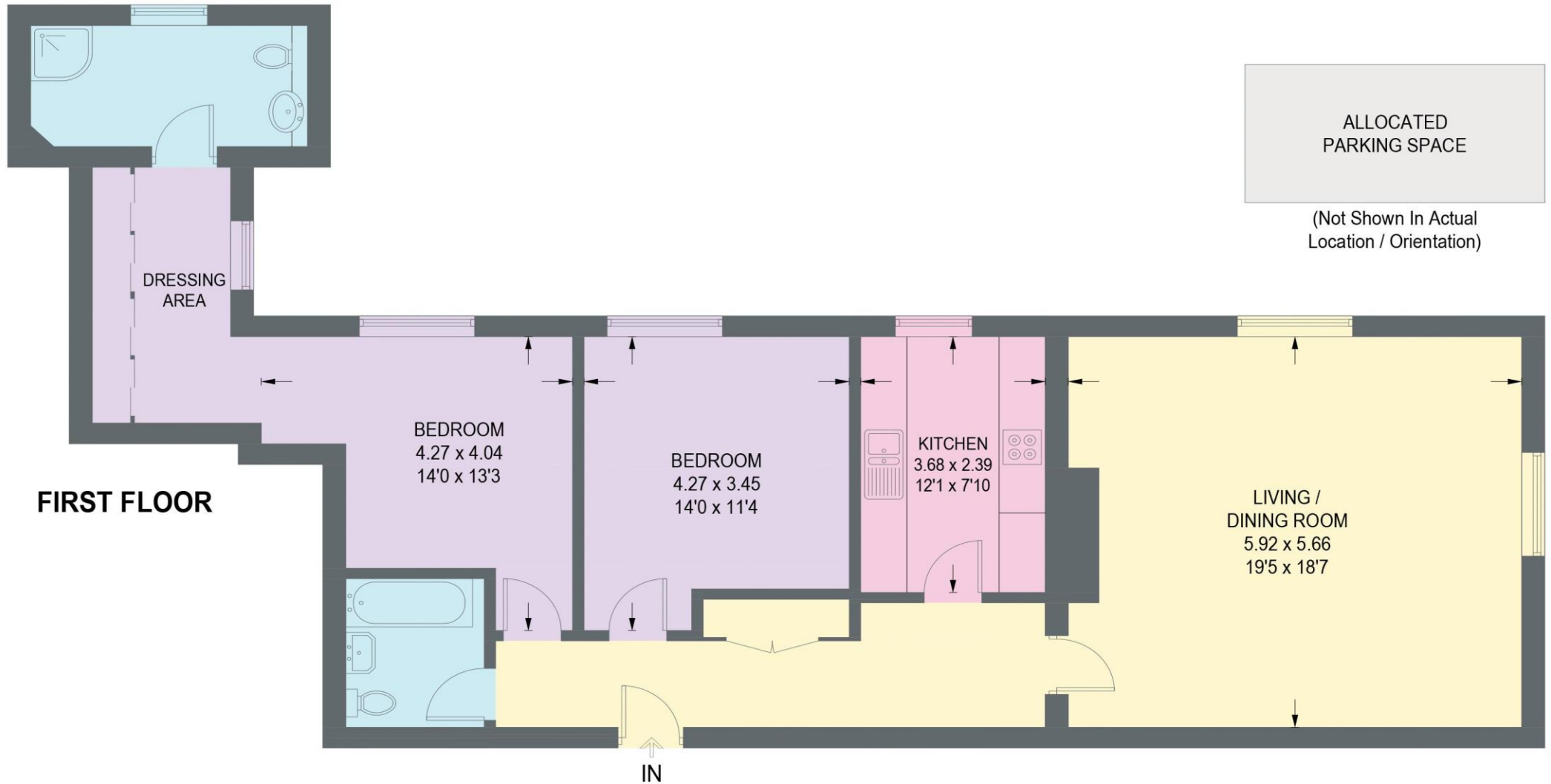






# 46 VICTORIA COURT

APPROXIMATE GROSS INTERNAL AREA = 102.3 SQ M / 1101 SQ FT



FIRST 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.





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