







Flat 8 Ridge Court

Redmires Road • Redmires • S10 4LY

Guide Price £325,000 - £350,000

Offering fabulous views over Hallamshire Golf Club and beyond is a spacious 3 double bedroom first floor apartment, measuring an impressive 1392sqft. Light and airy, generously proportioned accommodation in need of some general updating in places. Benefits from a south facing balcony and an over 30ft long private garage. Features gas central heating and double glazing. No chain. A secure communal intercom entry with stairs leads to a private entrance on the first floor. The inner hallway provides built-in storage housing the hot water tank, and leads through to a dual aspect, generously proportioned, open plan living space. Filled with natural light and pleasant views to both sides, the lounge area leads out onto a south facing balcony commanding far reaching views. To the rear of the property, overlooking the communal lawn, is a dining area which can be partitioned with sliding doors. The kitchen adjoins the dining area and is fitted with a range of matching units, with space for freestanding appliances. There are three spacious double bedrooms all filled with natural light and neutral décor, one with built-in wardrobes. All three bedrooms are front facing, taking full advantage of the distant views. The bathroom is equipped with a 3-piece suite and matching tiles, with the WC located separately, also providing cloakroom storage. Externally, are well maintained communal lawns and a private garage measuring in excess of 30ft, allowing parking in front. There is additional visitor parking. The Ridge is a quiet cul de sac, well-placed for highly regarded schools, shops & amenities within short walking distance, and recreational facilities, including Hallamshire Golf Course, with the benefit of having the countryside on your doorstep. There is good public transport and links to the city centre, hospitals and the universities. Leasehold - 199 year lease from 1973. Winder Watts Ground Rent £50pa Service Charge £1700.00 Winder Watts.





- Spacious First Floor Apartment
- 3 Double Bedrooms
- Light & Airy Interior
- South Facing Balcony
- Fabulous Views Over Golf Course & Beyond
- Gas Central Heating & Double Glazing
- Generous Garage & Parking
- Service Charge £1700 pa Winder Watts
- Leasehold-199 years from 1973 £50pa
- Council Tax Band D, EPC Rating C



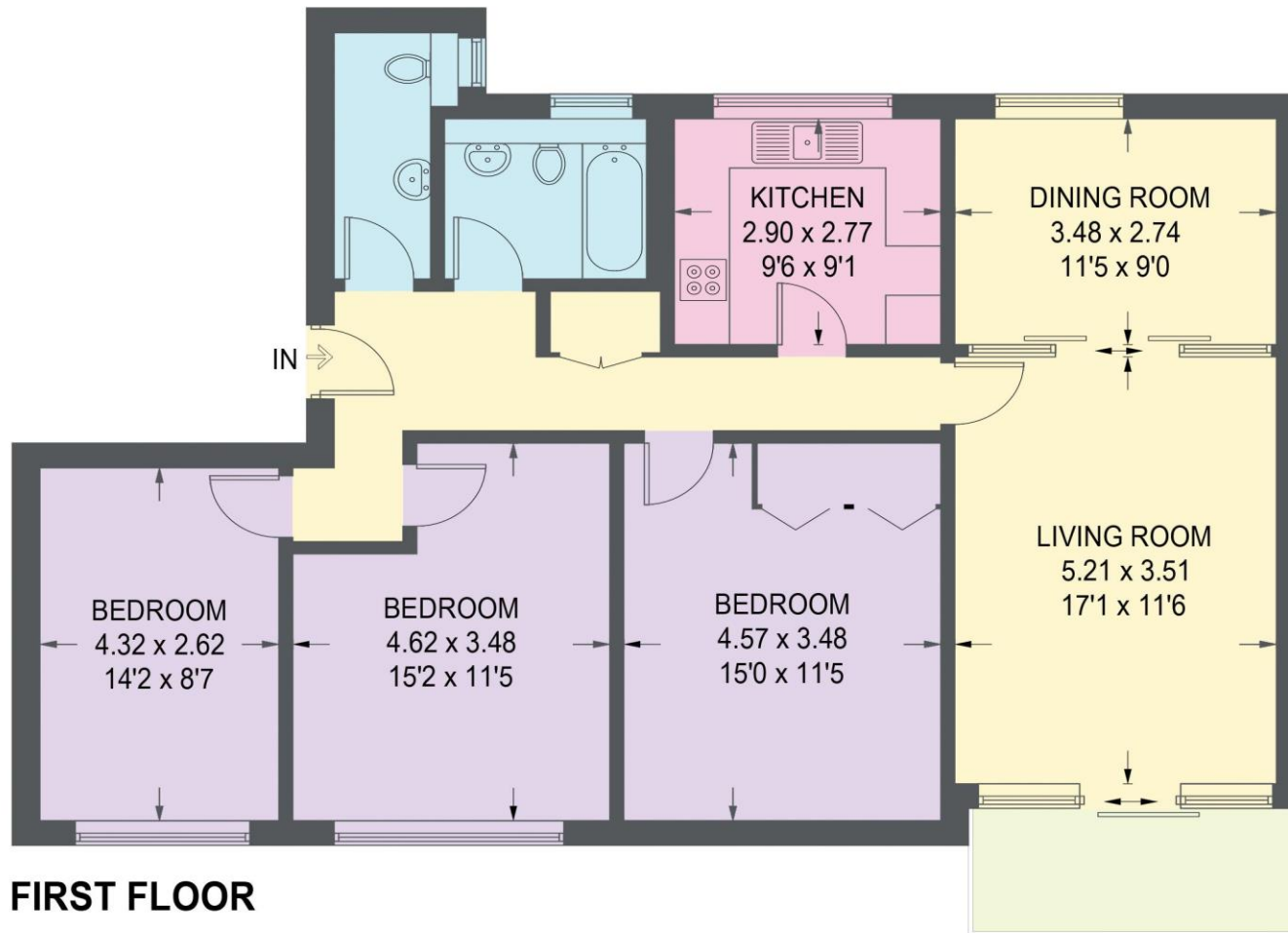


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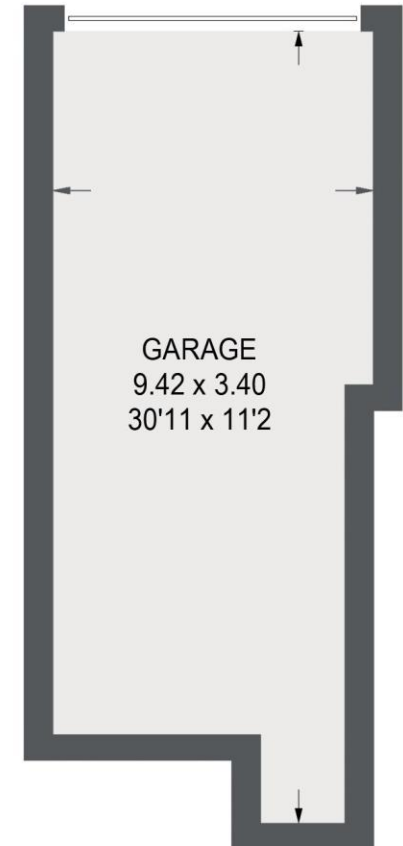
APPROXIMATE GROSS INTERNAL AREA = 101.4 SQ M / 1091 SQ FT

GARAGE = 28.0 SQ M / 301 SQ FT

TOTAL = 129.4 SQ M / 1392 SQ FT



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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