

Apartment 8 Wheata House, 3

Elm Gardens • Broomhill • S10 5AB

£275,000

A stunning two double bedroom 1st floor apartment, occupying a lovely position overlooking the gardens in this extremely well located development. Fully refurbished by the current owners to an exceptionally high standard with a range of high quality fixtures and fittings, including a new bespoke kitchen, shower room and Ted Todd engineered oak flooring. No onward chain. An external entrance door opens into the communal hallway, with stair access to the 1st floor. A private door then opens into the reception hallway which has a useful fitted storage cupboard. The kitchen is superbly fitted with a stylish range of matching wall and base units complemented by a granite work surface with sink unit and Quooker tap. A range of integrated appliances include a Neff combination oven, Neff downdraft induction hob, Neff fridge/freezer, Blomberg dishwasher and AEG washing machine. Breakfast bar seating. The living area has a large bay window offering a lovely view of the communal gardens. Both bedrooms are very well proportioned with attractive part panelled walls and fitted wardrobes. The shower room is attractively fitted with a full Villeroy and Boch suite comprising large shower cubicle, vanity wash hand basin, w.c and stylish fitted and matching storage. Outside the property has allocated parking, visitors parking and is set within delightful communal grounds with a private woodland area. The property is situated in a very convenient location, within a short walk of the excellent range of amenities at Broomhill and Crookes, close to public transport with very regular routes to the city centre and very well placed for the city's hospitals and universities. Leasehold. 125 years from 1st January 2016. Ground rent £250 per year. Service Charge £1588.90 per year.





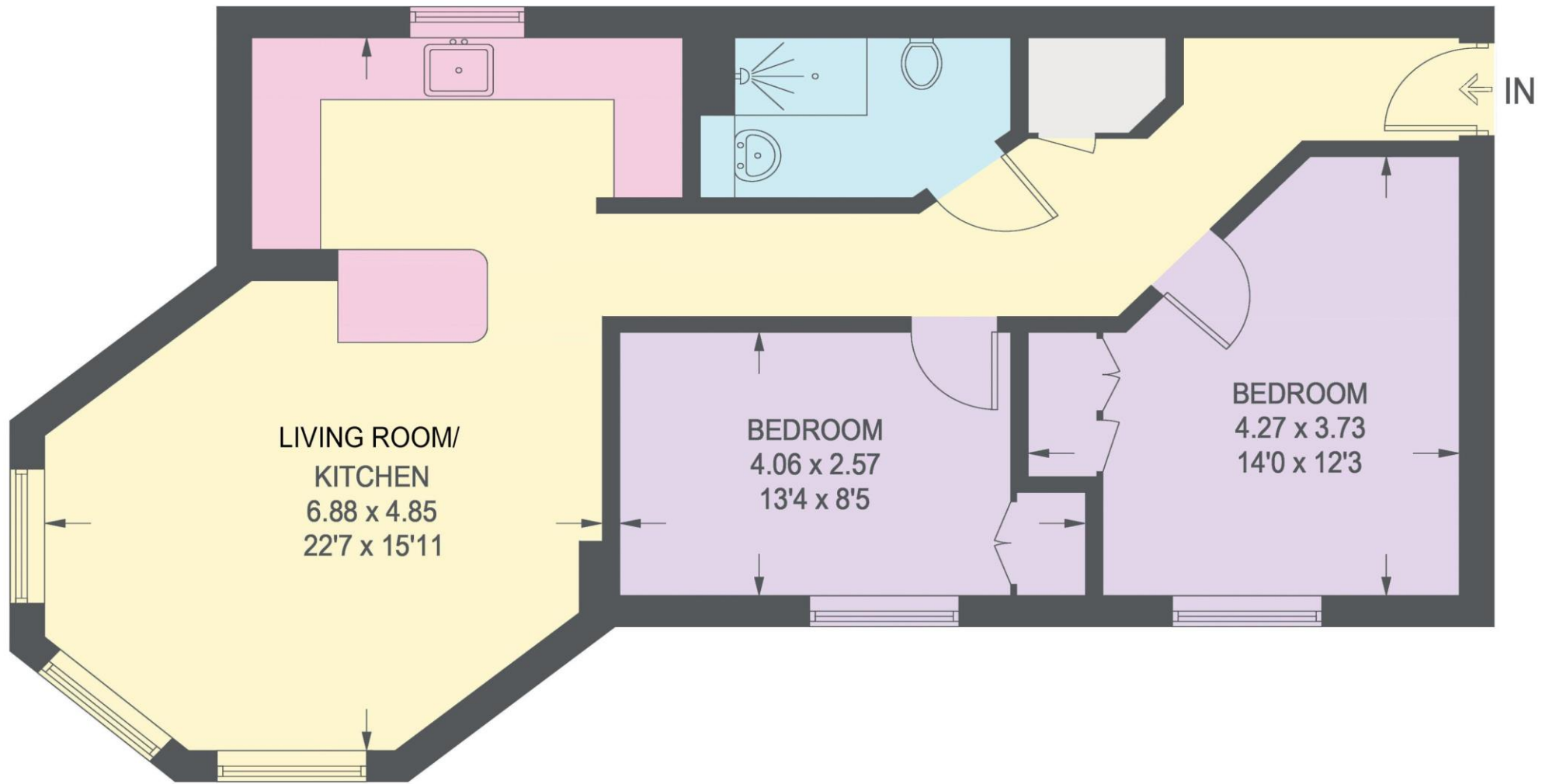
- Stunning 2 Double Bedroom Apartment
- Popular Development And Location
- Fully Refurbished Throughout
- Communal Gardens
- Allocated And Visitor Parking
- Close To Hospitals And Universities
- No Onward Chain
- Viewing Essential
- Leasehold
- EPC - B





8 WHEATA HOUSE

APPROXIMATE GROSS INTERNAL AREA = 66.2 SQ M / 712 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.



haus

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

0114 276 8868