





Flat 4, Bailey Court

8 Sheldon Road • Nether Edge • S7 1GW

Guide Price £180,000 - £190,000

Located in the heart of Nether Edge, S7 is a 2-bedroom, second floor apartment with separate storage/dressing room, modern kitchen and bathroom. Ideally located within walking distance of an array of local amenities, with excellent transport links. Benefits from combination gas central heating, double glazing and resident parking. A communal, secure entrance with stairs rise to the private entrance on the second floor. The apartment is well presented with neutral walls, laminate floor downstairs and carpet on the upper level, complemented by made to measure blinds. Light and airy stylishly presented accommodation offers a flexible living space adjoining a modern kitchen fitted with a matching range of units, contrasting worktops and integrated oven, with electric hob and space for further freestanding appliances. The bathroom is partially tiled, equipped with 3 piece white suite and overhead shower. On the ground level is one bedroom with stairs rising to the upper level where the second bedroom with separate dressing room is located, offering rear views over the communal garden and resident parking. Sheldon Road is well-placed for local shops and amenities in Nether Edge and on Abbeydale Road, with reputable schools close by, local parks, recreational facilities, and access to the city centre, with regular public transport to the hospitals, universities, and the Peak District. Freehold - Managed by Property Owners Service Charge £50pa Council Tax Band A, EPC Rating C

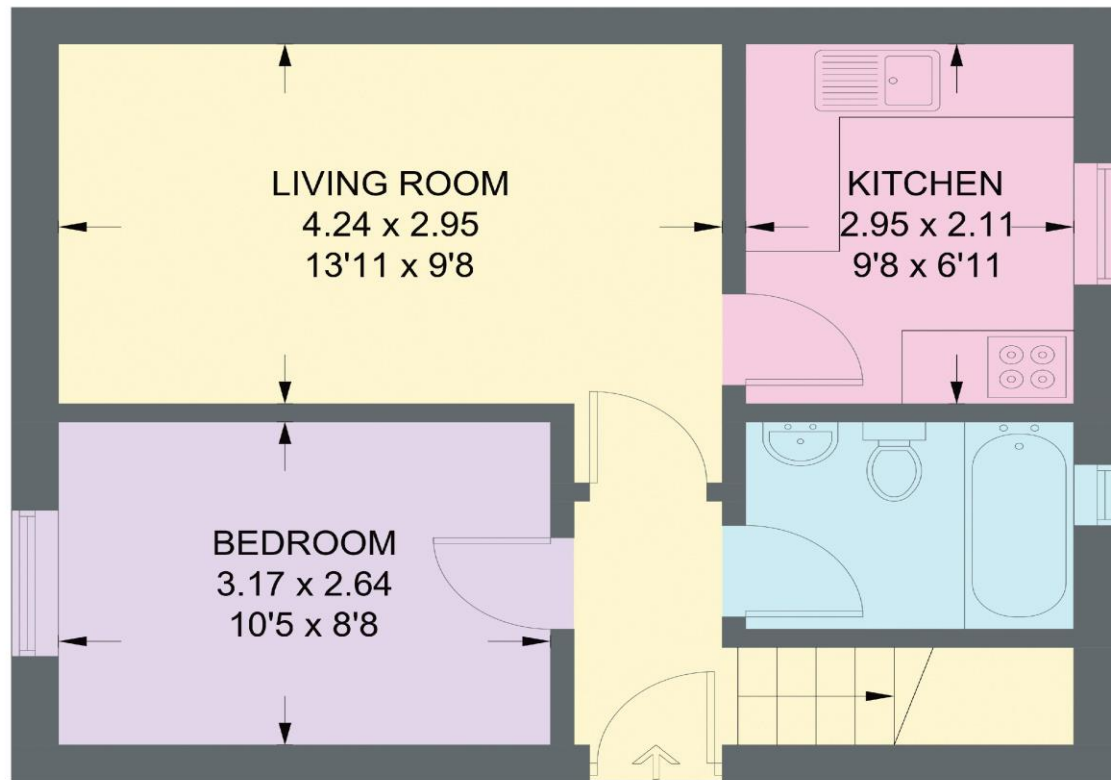


- Second Floor Apartment In S7
- 2 Double Bedrooms & Dressing Room
- Well Presented in Neutral Palette
- Modern Bathroom
- In Heart of Nether Edge, Sought After Location
- Combination Boiler & Double Glazing
- Service Charge £50pa
- Freehold - Managed by Property Owners
- Resident Parking
- Council Tax Band A, EPC Rating C

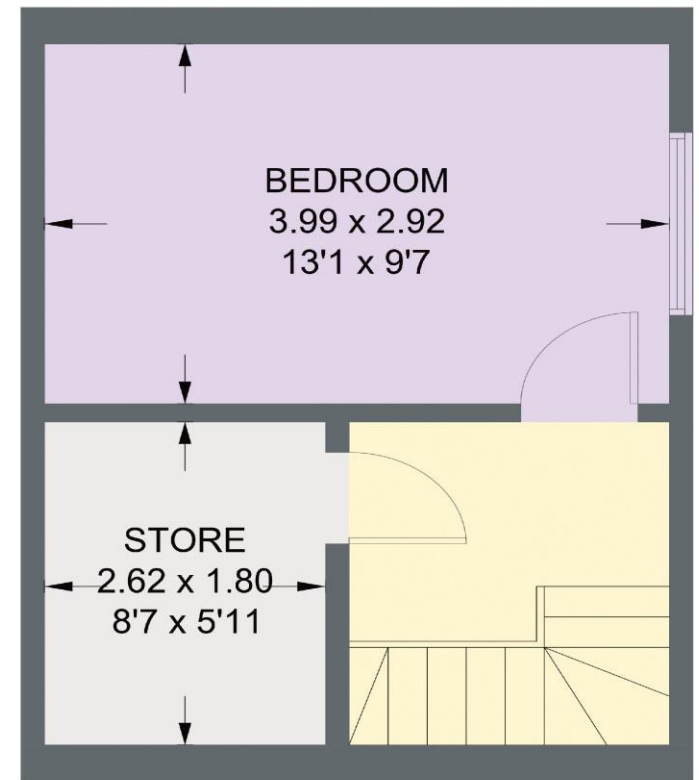


FLAT 4 BAILEY COURT

APPROXIMATE GROSS INTERNAL AREA = 60.5 SQ M / 651 SQ FT



SECOND FLOOR
37.5 SQ M / 404 SQ FT



THIRD FLOOR
23.0 SQ M / 247 SQ FT

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.