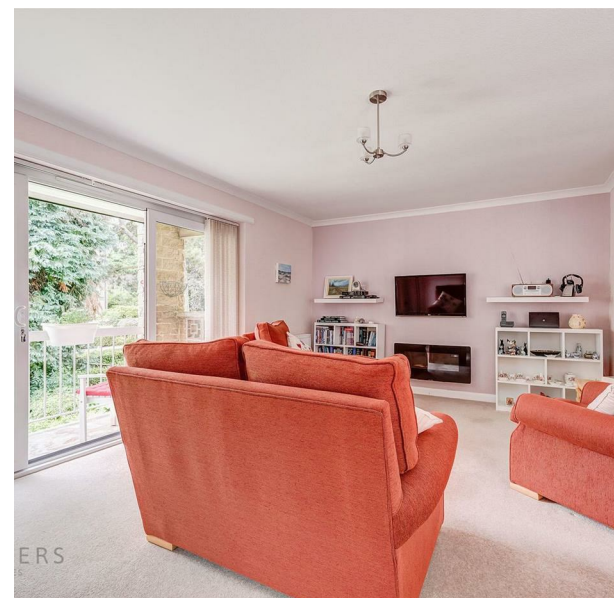


Flat 11 Linden Court Endcliffe Vale Road, Endcliffe, Sheffield, S10 3DT
£349,950



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Council Tax Band: C

A modern styled, spacious two double bedroom first floor apartment which is situated within this hugely popular development in Endcliffe. Perfect for first time buyers, downsizers or professionals, the property enjoys good sized rooms throughout and highlights include a balcony off the lounge ideal for al-fresco dining, modern kitchen and bathroom fittings and an allocated garage. Located close to a wealth of shops, amenities and cafes in Broomhill and Ecclesall Road, there are also regular bus routes nearby giving easy access to the universities, hospitals, city centre and the Peak District. With double glazing (including recently installed high quality windows and patio doors) and gas central heating throughout, the property in brief comprises; secure communal entrance lobby with staircase rising to the first floor; entrance hallway with two storage cupboards; an open plan living room with direct access to the covered balcony; kitchen with fitted units and integrated appliances, two double sized bedrooms with fitted wardrobes, and a modern style shower room. To the outside the development is set within mature, well maintained gardens which have lawned areas, pathways, benches, borders, tall trees and there is an allocated garage with an up and over door plus communal parking available. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Leasehold tenure, 200 year lease from 1972. Service charge is £148.25 per month, ground rent is £50 per annum. Council tax band C.

Secure Communal Lobby

Access to the building is gained through a secure communal door which is accessed via an intercom system. There is a staircase which rises to the upper floors and the apartment is located on the first floor.

Entrance Hallway

A solid oak door leads to the hallway, which has a radiator and two storage cupboards (one having space for the tumble dryer). Doors lead to all rooms in the apartment.

Living Room

A bright and spacious living room which has ample space for living and dining furniture, two radiators, a side facing upvc double glazed window and upvc double glazed french doors leading to the balcony area. A further door leads to the kitchen and there is a serving hatch connecting the two rooms.

Balcony

A fantastic addition to the property, the balcony is covered and perfect for al-fresco dining, having views over the development and its gardens.

Kitchen

A modern and tastefully presented kitchen which has fitted wall and base units with a laminated work surface incorporating a ceramic sink and drainer. There is space for a cooker with fitted extractor above, and integrated appliances including a fridge freezer, dishwasher and washing machine. With tiling to the walls, tiled flooring, a stylish tall radiator, upvc double glazed window and a useful storage area. A serving hatch connects to the living room.

Master Bedroom

A spacious double sized master bedroom which has fitted wardrobes providing ample storage space, a radiator and a upvc double glazed window.

Bedroom Two

The second bedroom is another double sized room which has two built in wardrobes, a radiator and a upvc double glazed window.

Shower Room

Having a recently fitted suite comprising of a shower enclosure, a vanity wash basin and a low flush wc. There is a towel radiator, useful storage

area, tiled flooring and a upvc double glazed window.

Garage

Having a recently fitted up and over door, the garage offers additional storage space for the discerning purchaser.

Outside

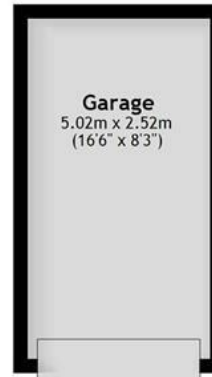
The development is set within mature and well presented grounds which have lawns, pathways and tall trees backing onto Endcliffe Park. There are communal parking bays and the garages are located in the grounds too.





Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)



Main area: Approx. 78.8 sq. metres (848.2 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)
Plus balconies, approx. 5.9 sq. metres (63.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Flat 11, SHEFFIELD



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

