

Apartment C Loxley House, 18 Loxley Court, Loxley, Sheffield, S6 4SF
£249,950

 ARCHERS
ESTATES



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Council Tax Band: D

A stunning, beautifully presented two bedroom, two bathroom first floor apartment which is set within this Grade II Listed building dating back to 1826. Boasting charming and characterful period features throughout including an impressive communal entrance hallway, high ceilings, stylish sash windows and a unique, spacious layout the property enjoys modern features throughout and is perfect for first time buyers or landlords. Set within mature, leafy communal grounds which enjoy far reaching views over the Loxley Valley, the property has single glazed sash windows and gas central heating throughout and in brief comprises; Communal entrance hallway with staircase rising to the first floor, entrance lobby, lounge, inner hall/study area with steps up to the dining kitchen, a master bedroom with walk in wardrobe and en-suite shower room, single sized bedroom two and a bathroom. Outside, there are communal grounds and an allocated parking bay with additional visitor bays. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Leasehold tenure, 580 years remaining on the lease, £276 per month service charge. Ground rent £100pa. Council tax band D.

Communal Entrance Hallway

Access to the property is gained through front facing original styled wooden doors which lead into the communal entrance hallway. A staircase with period handrail and bannister rises to the first floor and there is intercom access for added security.

Entrance Lobby

A wooden entrance door leads to the lobby area, where there is a further door leading to the lounge.

Lounge

A bright, airy and charming lounge which is brimming full of charm and character thanks to a high ceiling level and three front facing period single glazed sash windows overlooking the grounds with views across Loxley Valley. There is engineered wood flooring, two radiators, an electric fire with surround, ample space for seating furniture and a door leads to the inner hallway/study area.

Inner Hallway/Study Area

A spacious and versatile area which has a useful study area with rear facing single glazed sash window, radiator and engineered wood flooring. There is also a storage cupboard which has space for a tumble dryer if needed. Steps rise to the dining kitchen and doors lead to other rooms in the apartment.

Dining Kitchen

Enjoying an elevated position, the dining kitchen has modern styled fitted wall and base units and a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, dishwasher and washing machine. With tiled flooring, a radiator, ample space for a dining table and chairs and a side facing single glazed sash window. A door leads to the communal entrance landing.

Master Bedroom

A spacious double sized bedroom which is filled with natural light and full of character thanks to a tall front facing single glazed original sash window giving excellent views and overlooking the grounds. There is a radiator and doors lead to the walk in dressing area and en-suite shower room,

En-Suite Shower Room

Having a modern, stylish suite comprising of a double sized walk in shower enclosure, a pedestal wash basin and a low flush wc. With tiled flooring, a chrome towel radiator and extractor fan.

Bedroom Two

The second bedroom is a spacious single sized room with a high ceiling, having a side facing single glazed sash window and a radiator.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With tiled flooring, a chrome towel radiator and a rear facing single glazed sash window.

Outside

The development is set within beautifully presented mature communal grounds and backs onto Loxley Common. Accessed from Ben Lane, a long driveway leads up to the building and there is an allocated car parking space as well as visitor bays. With lawns and pathways to the front, there is a wooded area to the side and a covered period entrance area with stone pillars leads to the communal entrance lobby area.





Total area: approx. 109.9 sq. metres (1183.2 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 misstatement. 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	