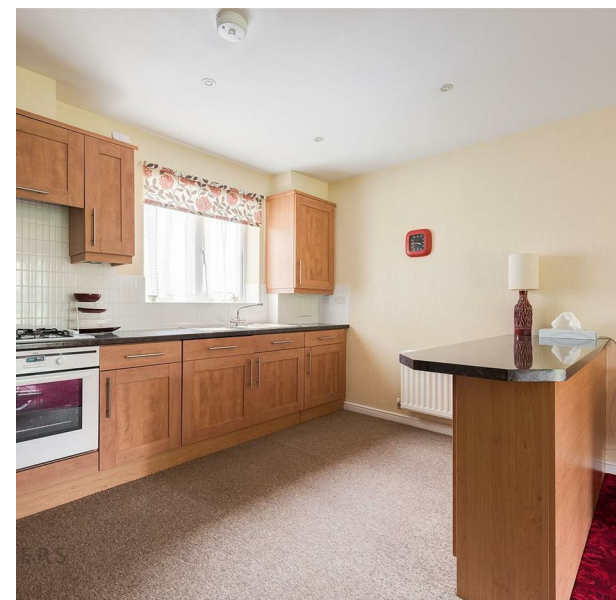


7 Sycamore Court, 142 Chelsea Road, Brincliffe, Sheffield, S11 9BN  
£199,950

ARCHERS  
ESTATES



# 7 Sycamore Court, 142 Chelsea Road, Brincliffe, Sheffield, S11 9BN

£199,950

Council Tax Band: C

A modern and spacious two bedroom, two bathroom ground floor apartment which is set within this gated development in the heart of Brincliffe. Perfect for first time buyers, landlords or downsizers the property benefits from an allocated parking space and immediate access to the communal grounds from the living area. Situated a short distance from Ecclesall Road with its wealth of shops, cafes and amenities, the property is also within close proximity to Nether Edge. Enjoying easy access to the universities, hospital and city centre thanks to regular bus routes nearby, its also within the catchment area of popular local schools if required. With double glazing and gas central heating throughout, the property in brief comprises; secure communal entrance lobby, entrance hallway, open plan kitchen/living room, master bedroom with en-suite shower room, second bedroom and bathroom. Outside, there is parking to the front and communal lawns/grounds to the side and rear. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended - contact Archers to book your viewing today! Leasehold tenure, 979yrs remain on the lease. Ground rent is £250pa, service charge is £405.09 per quarter. Council tax band C.

## Communal Entrance Lobby

A secure communal entrance door leads into the communal lobby area. The apartment door is located on the ground floor.

## Hallway

An entrance door gives access to the hallway from the communal lobby area. There is a useful storage cupboard and doors lead to all rooms in the apartment.

## Open Plan Kitchen/Living Room

A spacious open plan kitchen/living room which has modern style fitted wall and base units with a laminated worksurface incorporating an electric hob with extractor above and stainless steel sink and drainer unit. There is an integrated electric oven and washer dryer, and space for a fridge freezer. The vaillant combi boiler is housed in the kitchen area and there is a breakfast bar connecting the living space, which has ample space for living and dining furniture. With a radiator, front facing upvc double glazed window and rear facing upvc double glazed french doors opening to the communal gardens.

## Master Bedroom

A spacious double sized master bedroom which has a rear facing upvc double glazed window, radiator and fitted wardrobes. A door leads to the en-suite shower room.

## En-Suite Shower Room

Having a suite comprising of a shower enclosure, wash basin and low flush wc. With a radiator and extractor fan.

## Bedroom Two

The second bedroom is a larger than average single sized room which has a rear facing upvc double glazed window and a radiator.

## Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator and extractor fan.

## Outside

Set within a private development accessed via a secure gate, there is a parking area with allocated space to the front and communal lawns with shrubs/mature trees surround the building. There is a small communal patio area off the living room.





## Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



Total area: approx. 62.2 sq. metres (669.3 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.

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