



Edmund Court, , Sheffield, S2 4DJ

- Two bedroom first floor apartment
- Bathroom upgraded by the current vendors
- Kitchen/diner
- Gated development
- Perfect for the first time buyer or investor
- Private balcony
- Well presented throughout
- Allocated parking space
- Walking distance to central Sheffield and universities
- Viewing advised

Asking Price £125,000



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DESCRIPTION

Hunters of Hunters are delighted to bring to market this well presented first floor two bedroom apartment forming part of this exclusive gated development in the very heart of fashionable Highfields.

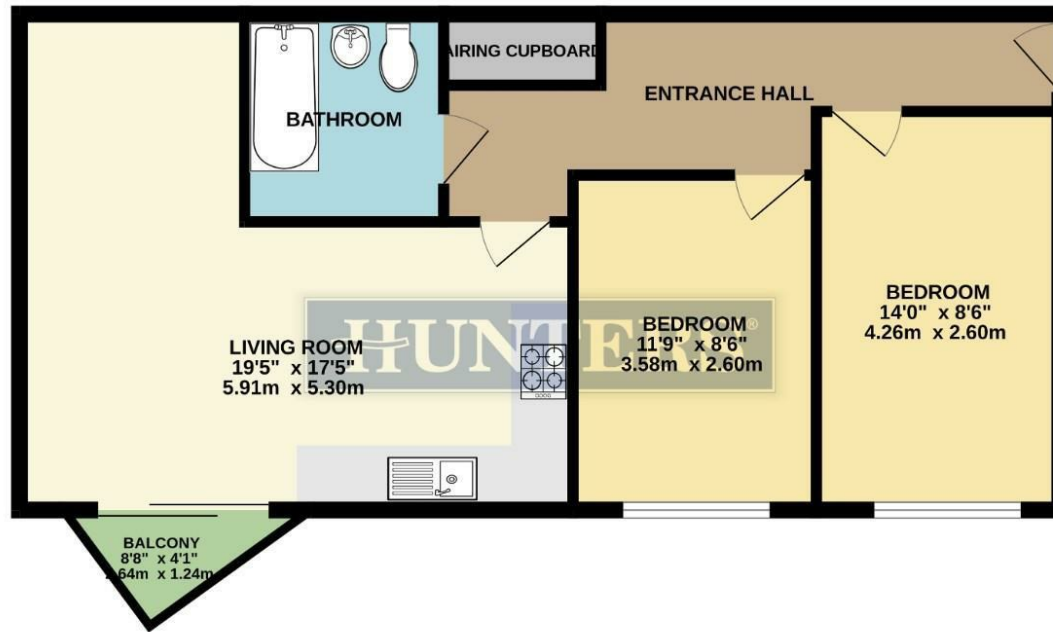
The accommodation includes a hallway that has a built in cupboard to house the hot water cylinder and provide useful storage, two double bedroom, a well appointed bathroom that has been upgraded by the current owners that has a white suite and an electric shower over the bath, and a superb open plan kitchen/living room that has patio doors leading to a private balcony. The kitchen has a range of fitted unit with roll top worktops and an electric oven/electric hob. Outside the apartment is set within a secure gated development and benefits from an allocated off road parking space.

Located in a convenient position offering easy access to Sheffield City Centre where you will find an abundance of useful amenities ranging from high end restaurants to handy convenience stores. Sheffield rail station is just over 1 mile away as is the Sheffield parkway which links to the M1 motorway network. Both London Road and Ecclesall Road are within walking distance where you will find a plethora of fabulous restaurants, pubs and shops, as well as both universities.





GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewings

Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

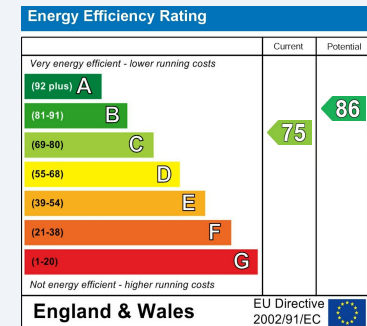
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

