



WEST COURT

GROUND FLOOR	2 - 7
FIRST FLOOR	101 - 105
SECOND FLOOR	201 - 202



# 9 East Court, Carriage Spring Drive

Sheffield, S10 3HH

## Description

This gorgeous, ground floor 'Garden Apartment' occupies a superb position, on the fringe of Broomhill, on this smart development that was recently constructed by PJ Livesey. The property has a beautifully styled and well presented layout that includes a fabulous, open plan living kitchen that overlooks and accesses the private, south facing garden. There are modern fixtures and fittings in all the right places, including elegant Quartz work surfaces in the kitchen and quality sanitaryware in both bathrooms. The property is tucked away on this well regarded development, away from the hustle and bustle of Broomhill yet convenient to access the excellent amenities that are found in this neighbourhood and combine to make the area such a popular place to live.



- No onward chain and an excellent EPC rating of C80 helping to reduce costly utility bills.
- Large, open plan living kitchen with defined seating and dining areas, all overlooking the lovely sunny garden.
- Two luxurious bathrooms with elegant tiling framing the modern sanitary ware (one ensuite).
- Communal entrance hall and private reception hall with storage cupboards.
- Ground floor apartment with private, south facing garden.
- Modern fitted kitchen with Quartz working surfaces that extend to a breakfast bar peninsular.
- 999 year lease from 2023 (annual ground rent presumed to be included in the service charge).
- Two double bedrooms.
- Allocated off road parking with two spaces
- Predicted annual service charge of £1807.20 (once PJ Livesey have signed off on the site).





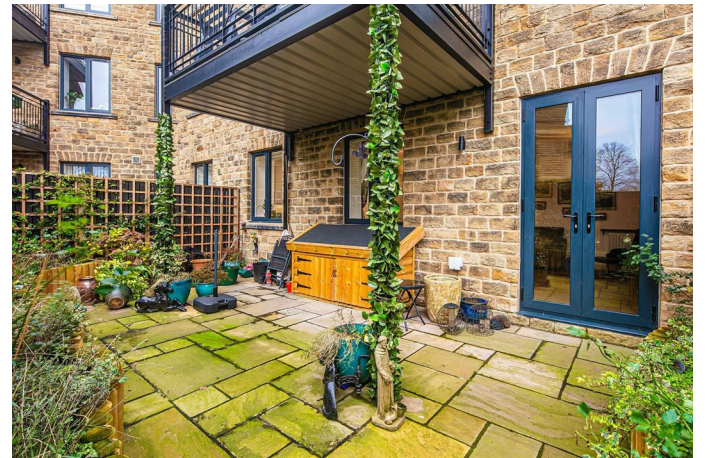






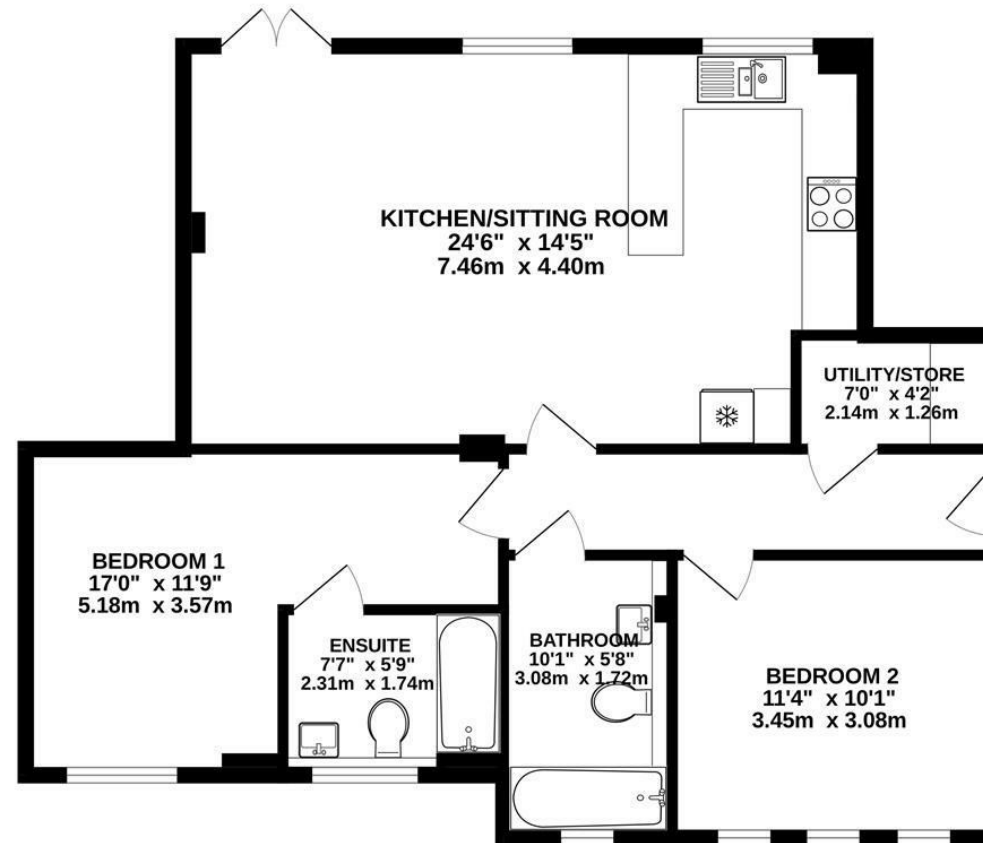








## GROUND FLOOR FLAT



TOTAL FLOOR AREA : 829sq. ft. (77.0 sq.m.) approx.

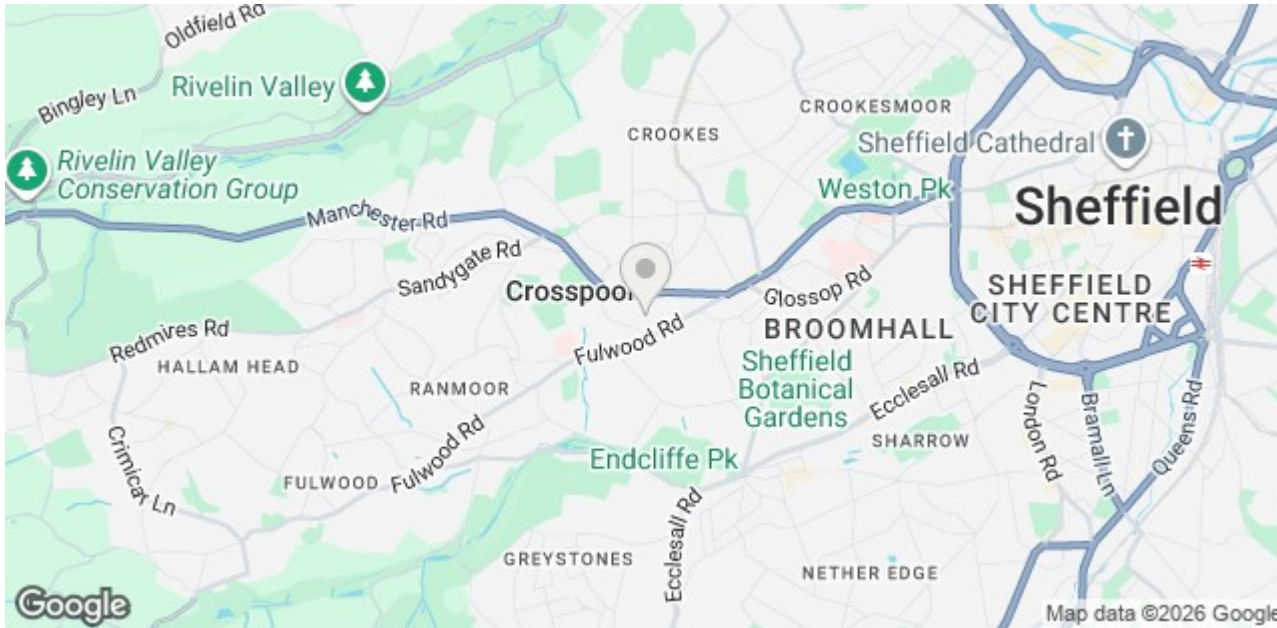
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