







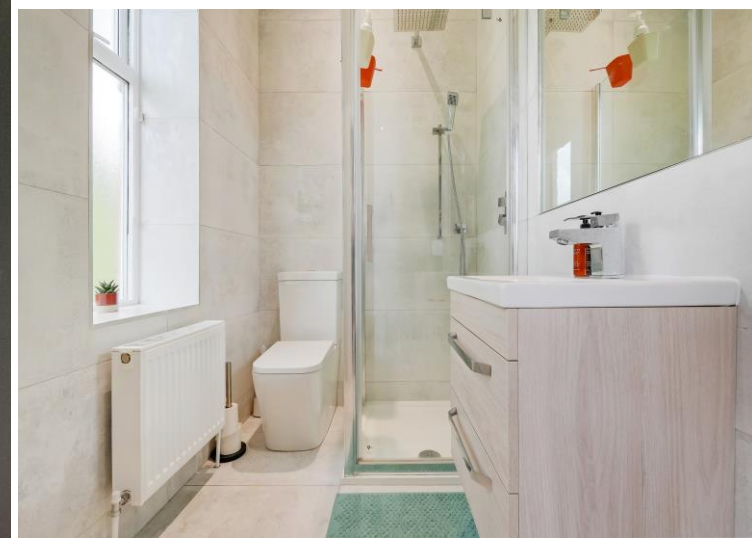
12 Chestnut Court

Union Road • Nether Edge • S11 9EH

Guide Price £250,000 - £260,000

Situated within the original and most exclusive part of the development, comprising just five apartments, this stunning two double bedroom apartment enjoys a peaceful setting with leafy outlooks in the heart of highly sought-after Nether Edge. Beautifully presented throughout, the property combines character and contemporary style, featuring high ceilings, recently replaced wooden framed double glazed sash windows in keeping with the conservation area, and light, airy accommodation ready to move straight into. Ideal for first-time buyers or professionals, the apartment also benefits from allocated parking, visitor parking, well-maintained communal gardens and a bus stop directly outside providing excellent access to Sheffield City Centre. Accessed via a secure communal entrance with intercom system, the apartment opens into a welcoming hallway with useful storage. There are two well-proportioned double bedrooms finished in modern neutral tones, with the principal bedroom benefitting from a stylish en-suite shower room with rainfall shower. A contemporary bathroom features a white three-piece suite, fully tiled rainfall shower over the bath and heated towel rail. The property opens into an impressive open plan living, dining and kitchen space, enhanced by high ceilings, made-to-measure blinds and attractive wooden effect LVT flooring. The sleek gloss-fitted kitchen is finished with quartz worktops, brick-style tiled splashbacks and a range of high-quality integrated appliances, creating a superb space for modern living and entertaining. Chestnut Court is ideally positioned within the ever-popular suburb of Nether Edge, well known for its excellent independent cafés, restaurants, shops and green spaces, while offering superb transport links to Sheffield City Centre, universities and hospitals.





- Stunning 2nd Floor Apartment
- 2 Double Bedrooms
- Contemporary Bathroom & Ensuite
- Excellent Local Amenities & Transport Links
- Sought After Location in S11
- Well Maintained Communal Gardens
- Allocated & Visitor Parking
- Lease 226 years Remaining £60pa
- Service Charge £1620pa - Fairways
- Council Tax Band D, EPC Rating C



FLATS
8-9-10
11-12

12 CHESTNUT COURT

APPROXIMATE GROSS INTERNAL AREA = 67.9 SQ M / 731 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1304543)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868