







7 Park Grange Court

Norfolk Park • Sheffield • S2 3SY

Guide Price £140,000 - £150,000

A spacious, light and airy three-bedroom apartment situated on the first floor of the popular Park Grange Court development. Ideally positioned for easy access to Sheffield city centre and the Supertram network, the property is particularly well suited to first-time buyers and professionals looking for a well-connected city home. The apartment has been freshly redecorated throughout and is offered with no onward chain. Accessed via a secure communal entrance, stairs rise to the private first-floor entrance. The property opens into an impressive hallway with high ceilings and a mezzanine level, creating a wonderful sense of space and light. The open-plan living, dining and kitchen area is a particular highlight, enjoying dual-aspect windows, far-reaching views over the city and access to a decked balcony. There is plenty of flexible space for both living and dining, complemented by wood-effect laminate flooring. The fitted kitchen includes a new oven and gas hob, an extractor hood, a separate fridge and freezer. A separate utility room provides a sink, plumbing for a washing machine and houses the boiler, offering useful additional practicality. Also on this level is a good-sized double bedroom, presented in neutral décor with recently installed carpet. The bathroom has also been updated, with new lino flooring, a three-piece white suite, a bath with shower over, a glass shower screen and partial tiling. There is also useful under-stairs storage, providing excellent additional space for household essentials. Stairs lead to the upper level, where two further double bedrooms provide versatile accommodation. Both rooms are light and airy and have been freshly decorated, with one offering particularly generous proportions. A separate WC with hand wash basin completes this level. Externally, residents benefit from first-come, first-served parking, together with communal garden space. Park Grange Court, S2, is conveniently located for Sheffield city centre, the Supertram network and a range of local amenities. With its spacious accommodation, excellent city views, balcony, fresh presentation and flexible three-bedroom layout, this is an appealing opportunity for first-time buyers and professionals seeking a well-connected home close to the heart of the city. Offered with no onward chain.





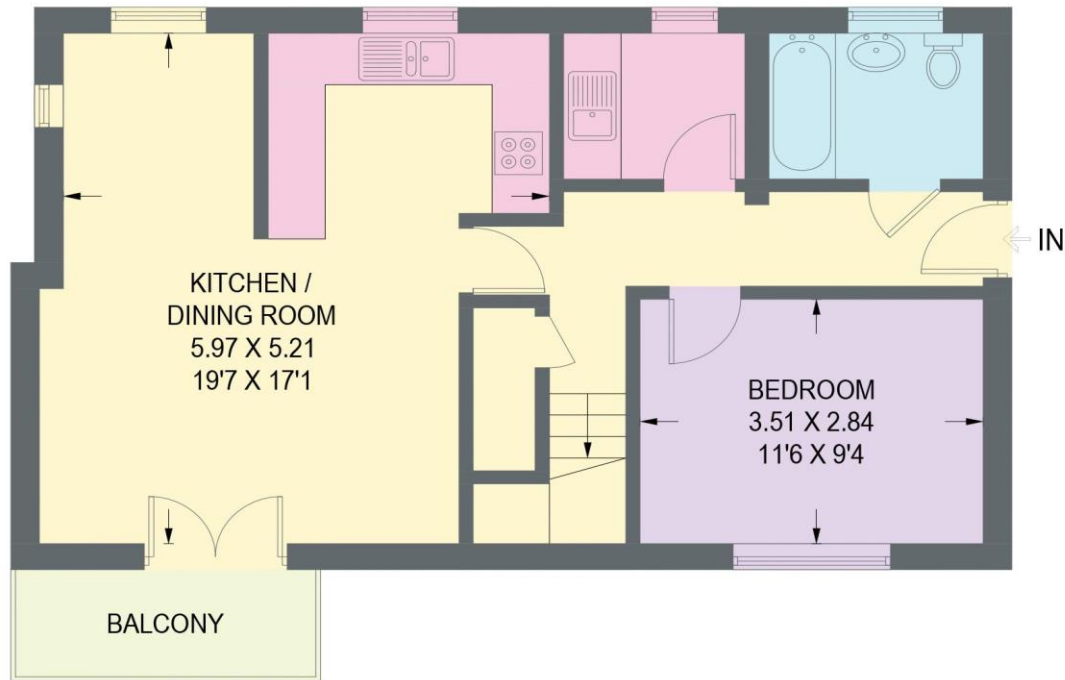
- Spacious 1st Floor Duplex Apartment
- Superb Open Plan Living / Dining
- Private Decked Balcony
- Far Reaching Views Across City
- 3 Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Freshly Decorated Throughout
- Lease 125 years from 01/01/2003
- Service Charge £1888.19 pa
- Council Tax Band A, EPC Rating C



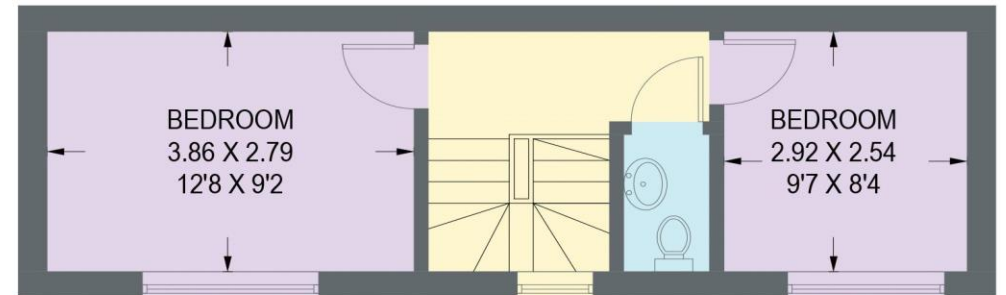


7 PARK GRANGE COURT

APPROXIMATE GROSS INTERNAL AREA = 85.5 SQ M / 921 SQ FT



FIRST FLOOR
58.5 SQ M / 630 SQ FT



SECOND FLOOR
27.0 SQ M / 291 SQ FT

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



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