







Apartment 7 Edward Place

Nether Edge • S11 9DS

Asking Price £250,000

Situated within a secure gated development in the sought-after area of Nether Edge, this attractive two-bedroom ground-floor apartment combines period charm with modern convenience. Enjoying a peaceful setting overlooking the communal gardens, the property benefits from allocated parking and access to excellent on-site resident facilities, including a swimming pool and gym. Ideally suited to first-time buyers or professionals, this appealing apartment offers comfortable, low-maintenance living in a desirable Sheffield location. The apartment is accessed via a secure communal entrance on the ground floor, fitted with an intercom system. Inside, a welcoming hallway provides access to the accommodation, along with a generous storage cupboard and a further cupboard housing the hot-water cylinder. The spacious open-plan living, dining and kitchen area forms the heart of the home. Dual-aspect wooden sash windows overlook the leafy communal grounds, while high ceilings, decorative coving and attractive period proportions create a light and airy feel. The living area is neutrally decorated and carpeted, providing a comfortable space for relaxing and entertaining. The fitted kitchen features timeless shaker-style units with contrasting work surfaces, an integrated double oven and gas hob. There is plumbing for a dishwasher and washing machine, along with space for a freestanding fridge freezer. The kitchen also benefits from a pleasant outlook over the gardens. The principal bedroom is a generous double with fitted wardrobes and a modern en-suite shower room, comprising a rainfall shower, fully tiled walls and a chrome heated towel rail. The second bedroom is a versatile space, ideal for use as a guest bedroom, child's bedroom or home office, with wooden sash windows overlooking the communal grounds. The main bathroom is fitted with a white suite, including a bath with rainfall shower over, complemented by two-tone brick-style tiling and a chrome heated towel rail. Situated in the sought-after area of Nether Edge, this secure, gated development benefits from allocated parking, ample visitor spaces and an on-site leisure complex with a gym, swimming pool and sauna. The area is renowned for its leafy streets, attractive period properties and welcoming community, with a selection of independent cafés, shops, pubs and everyday amenities nearby. Local green spaces and excellent transport links provide convenient access to Sheffield city centre, hospitals, universities and the Peak District, making this an appealing location for professionals and first-time buyers alike.





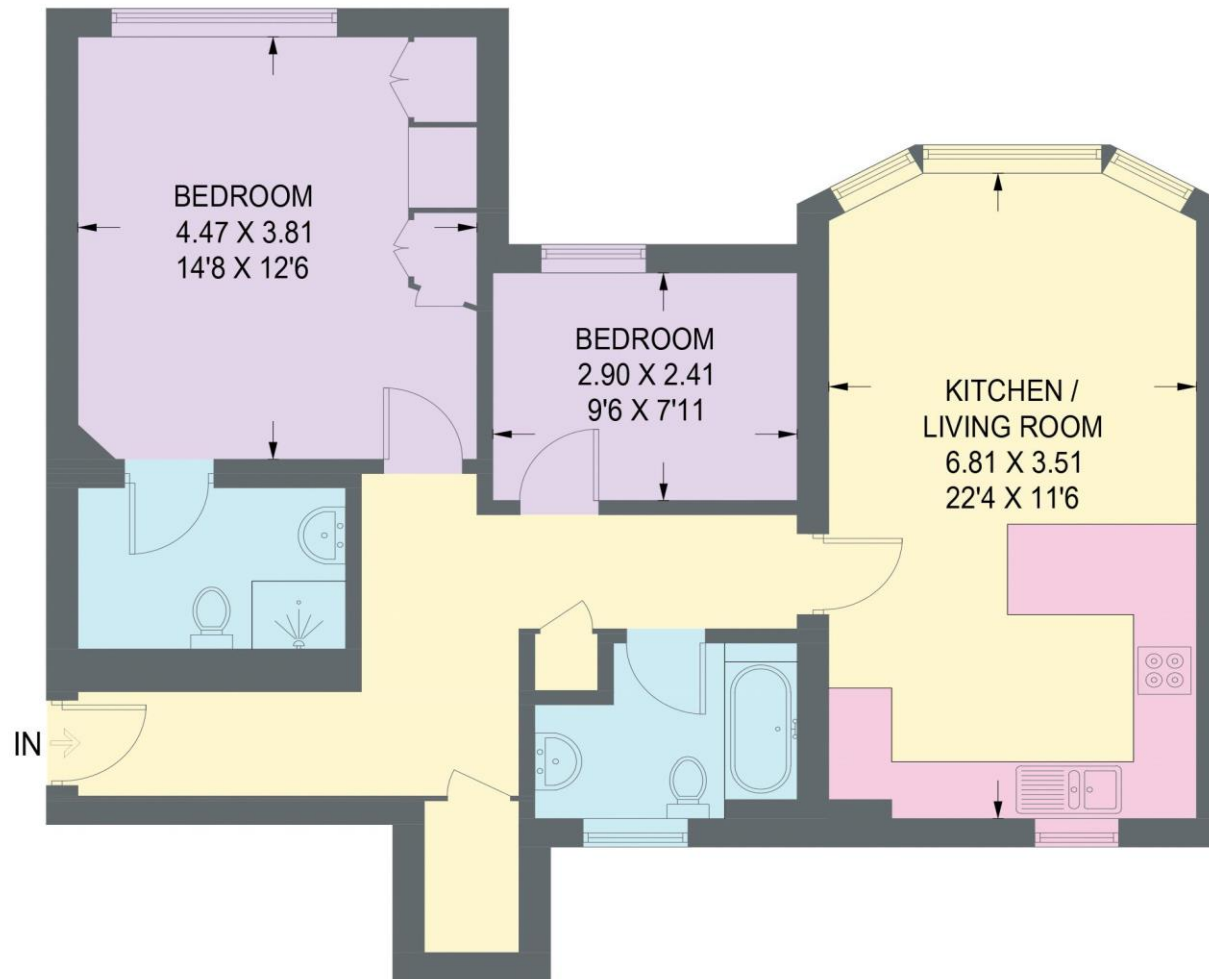
- Charming Ground Floor Apartment
- Sought-after Nether Edge Setting
- Residents' Leisure Facilities
- 2 Bedrooms, Ensuite & Bathroom
- Open Plan Living / Dining / Kitchen
- Secure Allocated Parking
- Communal Wrapround Garden
- Service Charge £2406.84 pa
- Leasehold 200 yrs from 2001 £150pa
- Council Tax Band D, EPC Rating D





APARTMENT 7 EDWARD PLACE

APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 802 SQ FT
(EXCLUDING ALLOCATED PARKING SPACE)



GROUND FLOOR
74.5 SQ M / 802 SQ FT

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



haus

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