





## 15 Weston View

Sheffield • South Yorkshire • S10 5BZ

Asking Price £210,000

A superb two double bedroom top (third) floor apartment with allocated parking, located in the highly sought-after Crookes area (S10). Ideal for first-time buyers or professionals. Forming part of a popular purpose-built development, this well-presented apartment benefits from uPVC double glazing, electric heating, built-in kitchen appliances and well-maintained communal gardens. The property also features a Juliette balcony and enjoys fabulous far-reaching city views. The communal entrance is accessed via a security intercom system, with stairs leading to the third floor. The apartment opens into an entrance hallway with laminate flooring and two useful storage cupboards. The open-plan living, dining and kitchen area is fitted with a range of modern high-gloss units with wood-effect worktops and tiled splashbacks. Integrated appliances include an oven, hob with extractor, washing machine and dishwasher. The generous living and dining space is bright and airy, enhanced by French doors opening to a Juliette balcony, commanding lovely views. Bedroom one is a spacious double and benefits from an en-suite shower room fitted with a modern white suite, tiling and extractor fan. Bedroom two is also a good-sized double, enjoying far-reaching city views. The main bathroom is fitted with a white suite, shower over bath, tiled walls and a heated towel rail. Externally, the development is set within attractive communal gardens and includes an allocated parking space. Weston View is perfectly located for a wide range of shops, bars, cafés, pubs and restaurants in Crookes, Crosspool and Broomhill. The property is within walking distance of the university, hospitals, and the popular Broomhill area, and benefits from excellent transport links to the city centre and the Peak District. It is also in the catchment area for reputable local schools.



- Third / Top Floor Apartment
- 2 Double Bedrooms
- Generous Open Plan Living/Dining/Kitchen
- En-Suite Shower Room & Bathroom
- Well Maintained Communal Gardens
- Allocated Parking Space
- Secure Intercom Entry System
- Service Charge TBC
- Lease TBC
- Council Tax Band C, EPC Rating C

# 15 WESTON VIEW

APPROXIMATE GROSS INTERNAL AREA = 71.7 SQ M / 772 SQ FT



## THIRD FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.