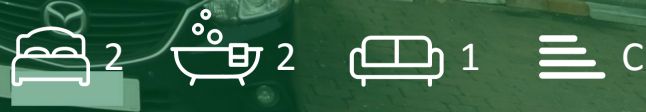
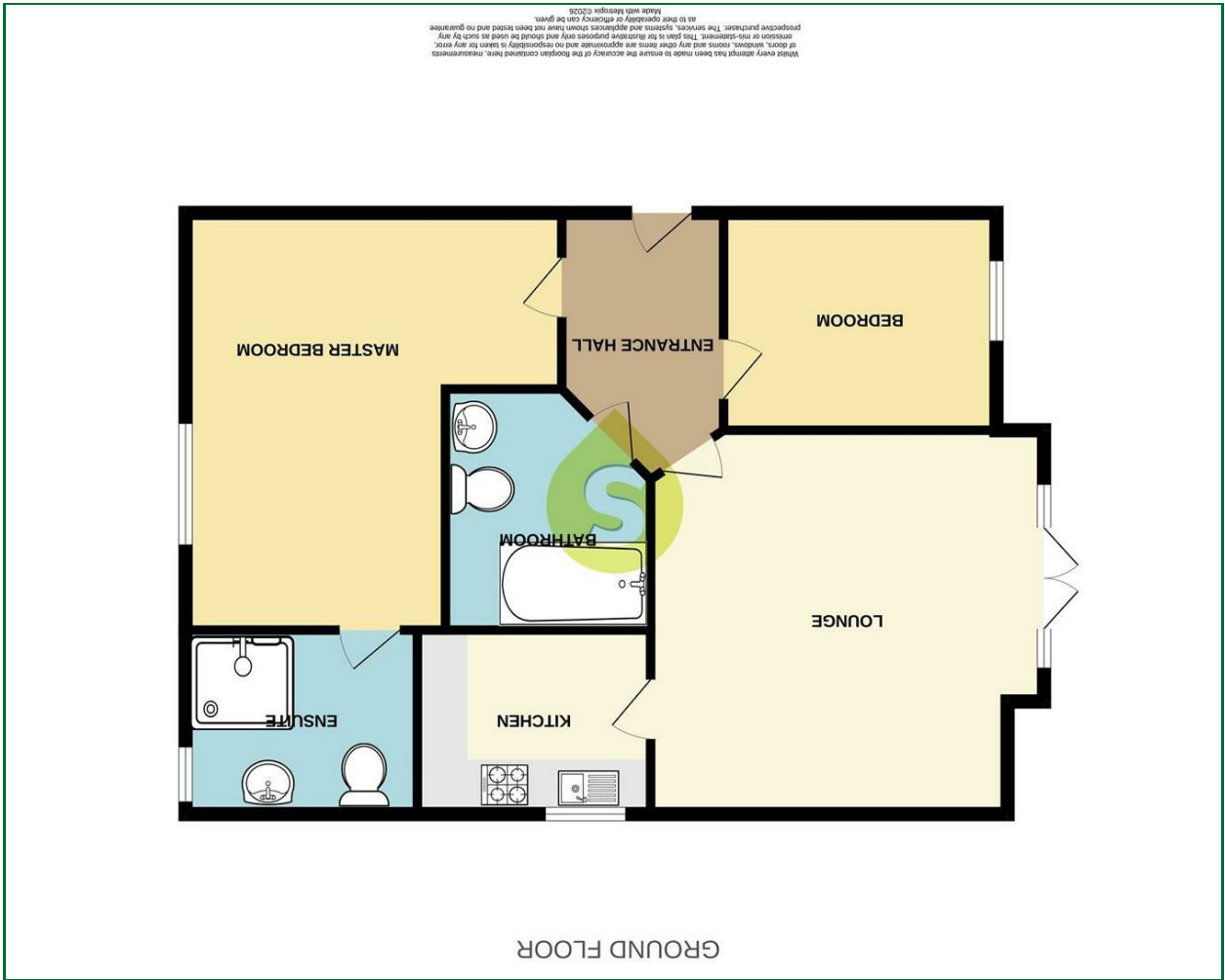




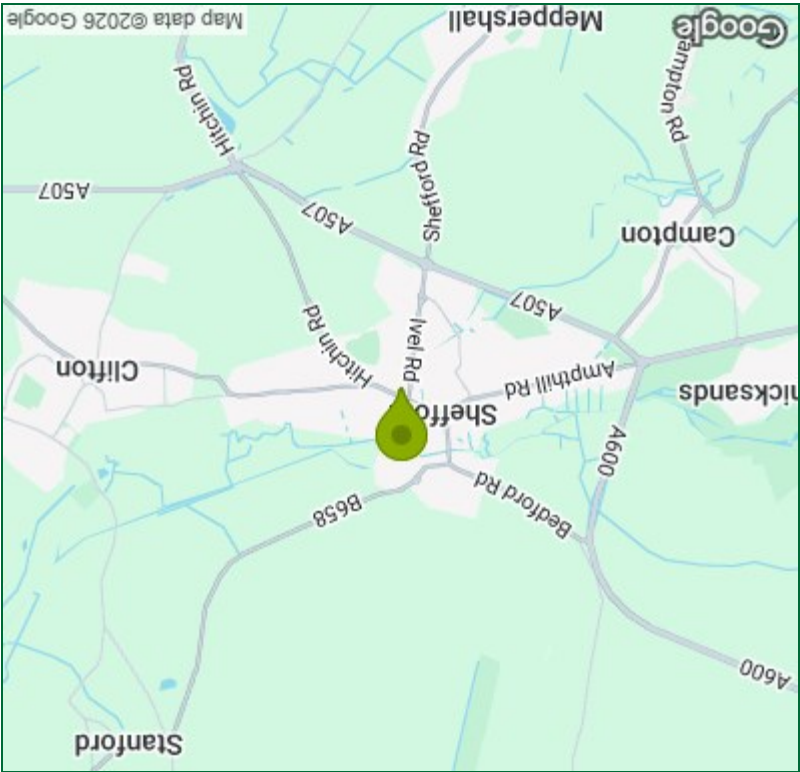
Coopers Court,
Sheffield S1
£230,000



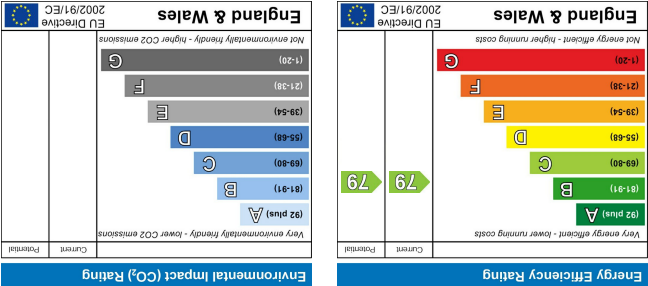
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sheffield Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A lovely, two bedroom, ground floor apartment located in a Highly desirable development just a short walk to Shefford Town Centre. The property is presented in excellent order throughout with a spacious lounge, well fitted kitchen, double bedroom with ensuite, second bedroom and bathroom. Being sold with the added advantage of no upward chain.

Communal Entrance Hall
Communal entrance door, stairs leading to first and second floors.

Entrance Hall
Entrance door, entry phone system, inset spotlights.

Lounge
14'4" x 14'2"
A spacious room with uPVC double glazed French doors to garden area, inset spotlights, underfloor heating.

Kitchen
A well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated oven with gas hob and stainless steel chimney hood over, integrated dishwasher, integrated washer dryer, cupboard housing wall mounted combi boiler, tiled floor, inset spotlights, uPVC double glazed window to side, underfloor heating.

Bedroom One
11'9" x 11'8"
uPVC double glazed window to rear, underfloor heating, door to:-



En-suite
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, tiled floor, extractor fan, inset spotlights, underfloor heating, uPVC double glazed window to rear.

Bedroom Two
9'9" x 7'4"
uPVC double glazed window to front, underfloor heating.

Bathroom
White suite comprising of panelled bath with mixer tap, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, inset spotlights, under floor heating, extractor fan.

Communal Gardens
Allocated parking space, communal bin store, lawn areas with path leading around side of property. Paved patio area with access to lounge.

Agents Notes
We believe the lease term to be 125 years from

March 2004. TBC.
Service Charge £1000.00 per annum. TBC.
Ground Rent £150.00 per annum. TBC.

