





## 9 Kenilworth Court

Hill Turrets Close • Sheffield • S11 9RF

Offers In The Region Of £220,000

A spacious two double bedroom, top-floor flat located in a highly sought-after development in Ecclesall. Set within beautifully maintained communal gardens and benefitting from a driveway and single garage, this apartment offers excellent potential and is in need of a degree of updating. The property features uPVC double glazing and a secure communal entrance with intercom. Inside, the accommodation comprises a light and airy open-plan living area with front and side windows, offering versatile space and pleasant views. The fitted kitchen adjoins this space and provides room for appliances, ideal for modern living. Completing the accommodation are two generously proportioned double bedrooms and a bathroom fitted with a white suite, offering a practical and flexible layout. Outside, residents enjoy well-kept lawned gardens with planting and seating areas. Apartment 9 further benefits from a single garage at the rear of the property. Hill Turrets Close is an extremely popular cul-de-sac, conveniently located for local shops and amenities, with excellent transport links to Sheffield city centre, train stations, the motorway, and the Peak District. Offered with no onward chain, this property presents a fantastic opportunity for buyers seeking a top-floor flat in a prime Ecclesall location.



- Top Floor Apartment in S11
- 2 Double Bedrooms
- Spacious Light & Airy Accommodation
- In Need of General Updating
- Sought After Location in Ecclesall

- Allocated Garage
- Communal Gardens
- Service Charge £110 pcm - Residents Committee.
- 800 years from April 1963 £16 p.a
- Council Tax Band C, EPC Rating G

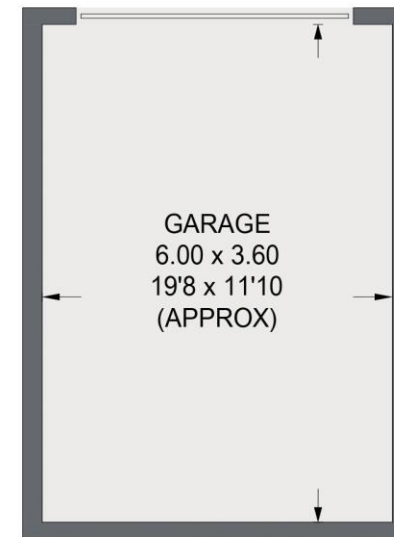
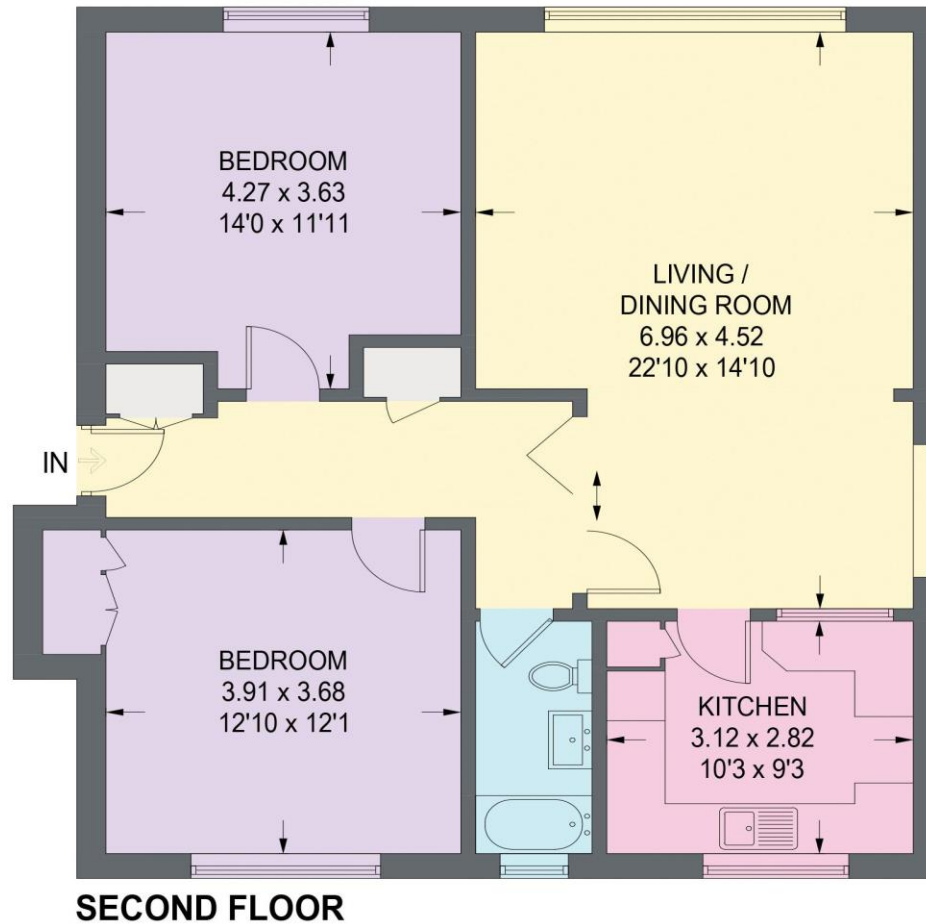


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APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 897 SQ FT

GARAGE = 21.6 SQ M / 232 SQ FT

TOTAL = 104.9 SQ M / 1129 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

(IDMRP2025)

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.