

205, Westminster Avenue, Sheffield, S10 4ES

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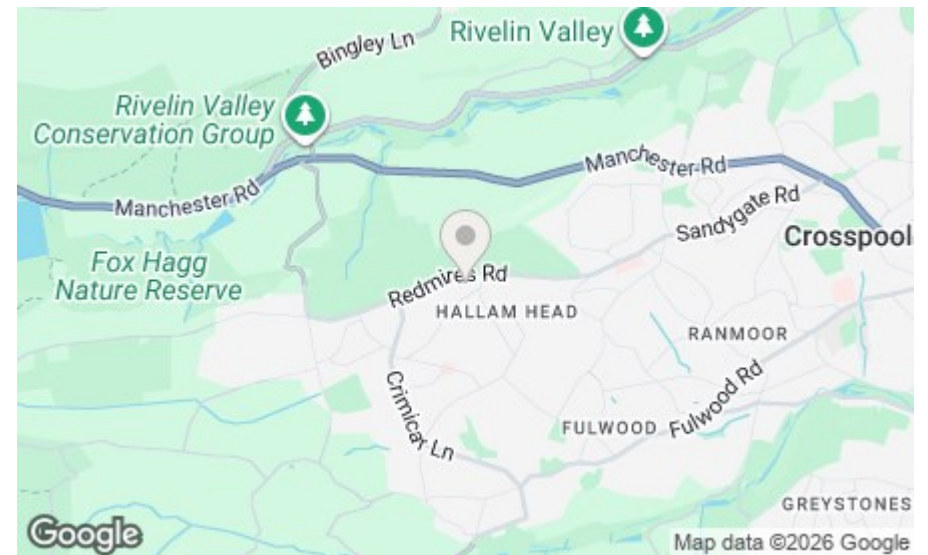
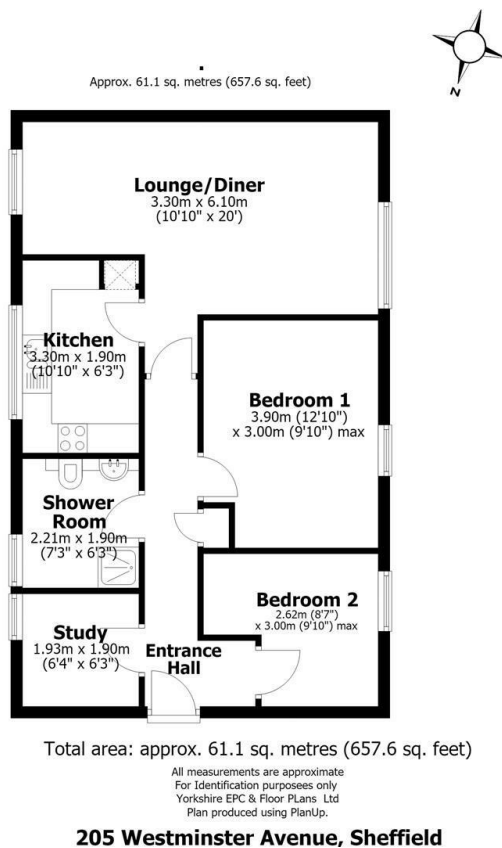
Description

An exceptional, first floor apartment that offers excellent proportions throughout and a modern finish throughout its 657 square feet of accommodation. The property enjoys a lovely outlook over the pretty communal grounds and is well located for accessing both the surrounding countryside and the local amenities. There are two double bedrooms in the flat and there is also a dedicated home office/study which will prove invaluable for those people who now spend some time working from home. The layout, décor scheme and finish are all excellent, with little in the way of improvements being required, and there are modern finishes in both the kitchen and bathroom. The current owners rent a garage, on site, from Sheffield City Council for £50 per month and this helps with storage solutions. Externally there are pretty, communal grounds that are available to use and regular bus services run along Redmires Road, both in and out, of the city centre and also provide links to the thriving neighbourhoods of Crosspool and Broomhill which both offer further comprehensive amenities. A huge part of the appeal of this property is its close proximity to the beautiful surrounding countryside. A short drive out of town leads you to picturesque walking trails around the reservoirs and Stanedge Pole or down Wyming Brook. There is also a challenging golf course found opposite the flats, a local park at the top of Crimicar Lane and first class local schooling found close by. This is a quite lovely apartment, offering better proportions than most and represents extremely good value for the money.

- Gas central heating and modern double glazing combine to produce an excellent EPC rating of C77 which helps to reduce costly utility bills.
- Two double bedrooms, the master having a recess for wardrobes.
- Super, open plan living room with defined areas for both seating and dining and a lovely outlook over the communal gardens.
- Modern fitted kitchen.
- Luxurious shower room with complementary tiling framing the sanitaryware.
- Entrance hall with storage cupboard.
- Secure intercom access to the communal hallways. First floor situation helping with security.
- Charming communal gardens with mature plants and trees providing colour and shade in the warmer months of the year.
- Reasonable annual charges of £415.97 to cover block insurance, service charge and ground rent. With 89 years remaining on the lease.
- Council Tax Band A.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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