



205, Westminster Avenue

Sheffield, S10 4ES

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



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



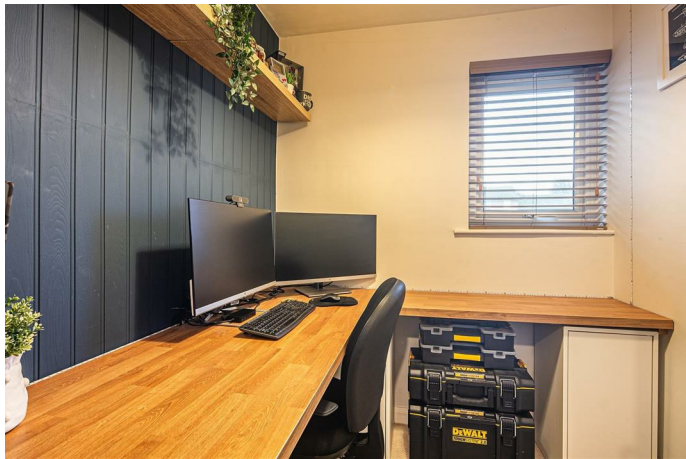
grounds that are available to use and regular bus services run along Redmires Road, both in and out, of the city centre and also provide links to the thriving neighbourhoods of Crosspool and Broomhill which both offer further comprehensive amenities. A huge part of the appeal of this property is its 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.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







Approx. 61.1 sq. metres (657.6 sq. feet)

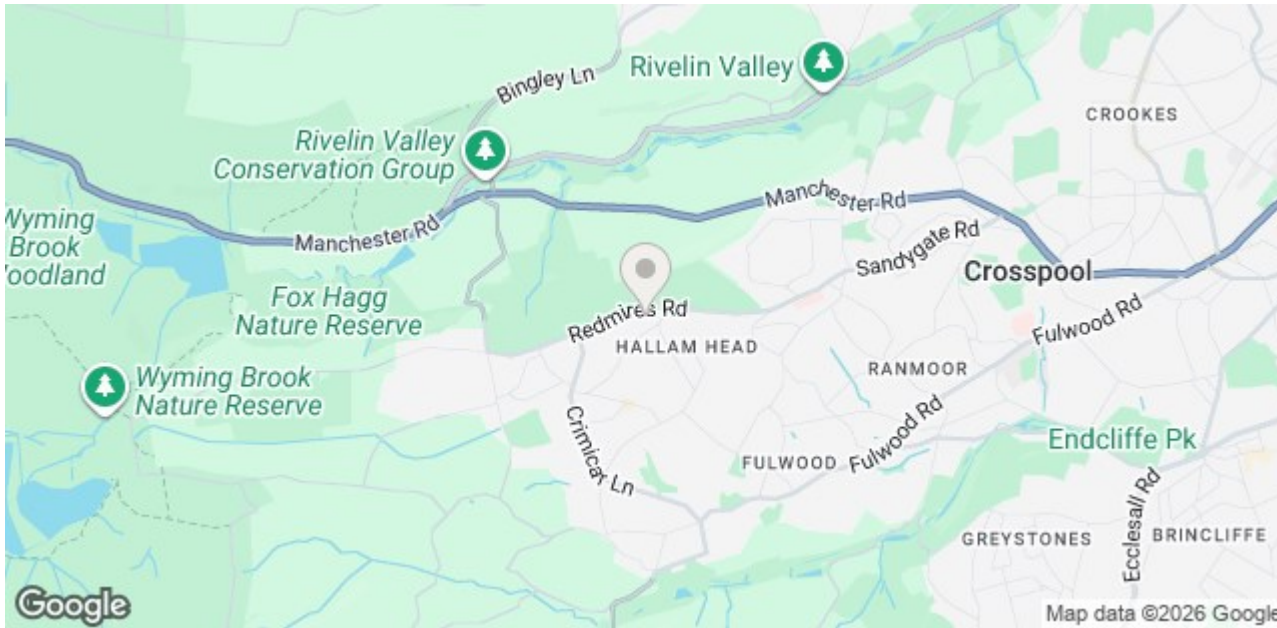


Total area: approx. 61.1 sq. metres (657.6 sq. feet)

All measurements are approximate
For Identification purposes only
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

205 Westminster Avenue, Sheffield

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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