



**15 St Andrews Plaza, 14 St. Andrews Road, Sheffield, S11**  
**QAI**  
Offers In The Region Of £230,000

- Stunning Apartment
- Two Bedrooms
- Lift Access
- Gas Central Heating
- Close to good Local Amenities
- Second Floor
- Two Bathrooms
- Undercroft Parking
- Leaf Suburban Location
- NO CHAIN

# 14 St. Andrews Road, Sheffield S11 9AL

Ideally situated in the leafy setting of Nether Edge and within a moments walk from the nearby amenities of Sharrowvale and Ecclesall Road, this modern apartment offers an ideal purchase opportunity for applicants looking to take advantage of the convenient location within a sought after tree lined setting. Located to the corner of the building with a dual aspect benefiting from elevated views and offering bright and spacious accommodation throughout. Only from an internal inspection will the size of apartment be truly appreciated. The smartly appointed living space extends in the region of 800sqft with an arrangement of living space over the single floor level to include; Entrance Hall, Deep shelved storage/utility cupboard, Open plan Living, Dining and Kitchen area with a focal point being a walk in picture bay window . An Inner Hallway gives access to a Master Bedroom with En-suite provision and a further double bedroom and separate guest Shower Room. Both bedrooms accommodate a double bed with fitted wardrobe furniture. Dedicated parking provision is provided via the secure and remote controlled undercroft parking garage .



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Front entrance door with security intercom, opens into the Communal Reception Hallway - Being well maintained and neutrally decorated throughout, providing secure access into the under-croft parking and access to the upper floors via the lift or staircase, individual post boxes and lighting. Additional communal bike stores and refuse area also.

### SECOND FLOOR

#### ENTRANCE HALL

Security intercom telephone point, provides access to a walk-in store room with lighting, shelving, extractor and space for a tumble dryer if required.

#### OPEN PLAN KITCHEN LIVING

18'11" 18'2"

#### LOUNGE/DINING AREA

A welcoming open plan living space being well proportioned and neutrally decorated. A feature double glazed walk-in bay window with floor to ceiling side panels provides an abundance of natural daylight and pleasant outlook over the tree lined St Andrews Road. There is also a TV aerial and telephone point, ceiling light points. Open plan to...

#### KITCHEN

Fitted with a range of wall and base units in a modern finish with contrasting square edge work surfaces over, single bowl stainless steel sink and drainer, integrated appliances include single oven in a stainless steel finish, four ring ceramic hob with extractor canopy over, slim-line dishwasher and automatic washing machine and space for a fridge/freezer, tiling to splash back areas, combination boiler housed within unit and concealed under cupboard lighting to one wall length. Front and side double glazed windows

#### BEDROOM ONE

13'8" x 11'6"

Boasting larger than average room proportions, with a range of modern fitted furniture including dual hanging height

wardrobes and vanity dresser, double glazed windows and central heating radiator. A door provides access to.

#### EN SUITE BATHROOM

Immaculately appointed and of an excellent size, this modern fitted bathroom comprises panelled bath with centrally mounted mixer tap, separate mixer shower over and shower screen, inset wash hand basin to large storage unit in a modern finish and low flush W.C with dual flush concealed cistern in a white finish, full height tiling to shower splash backs and half height tiling to remainder walls, tiling to floor coverings, chrome heated towel rail and extractor.

#### BEDROOM TWO

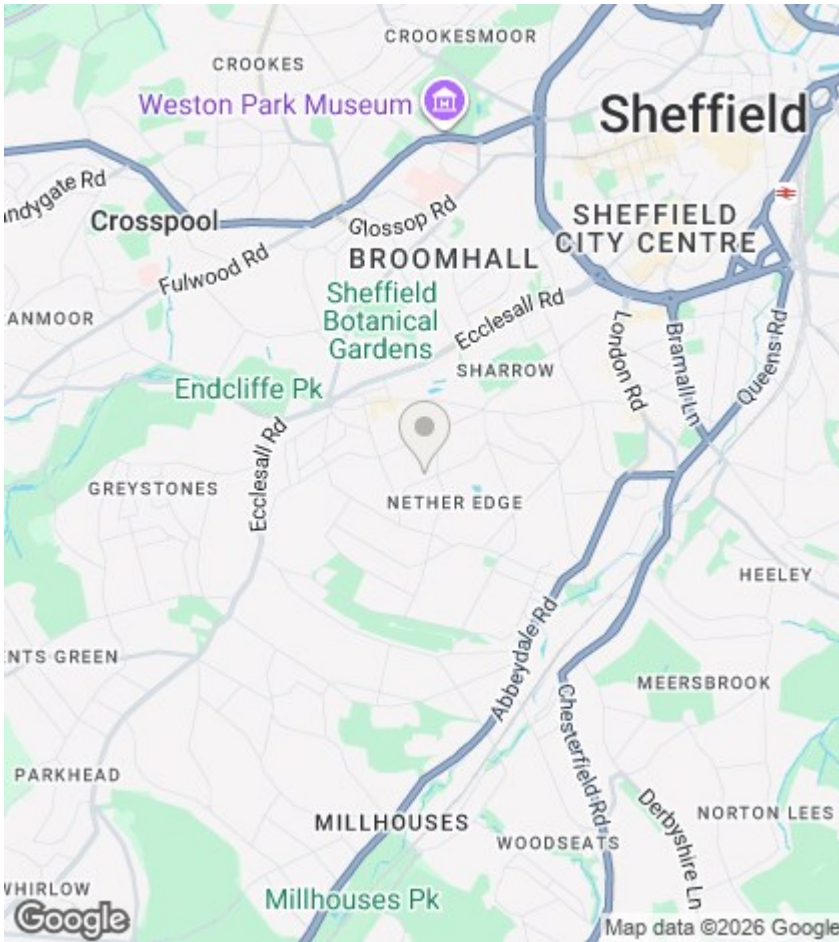
Again boasting excellent double bedroom proportions with fitted wardrobes in a white finish, double glazed window with elevated views, radiator and telephone point.

#### BATHROOM

Finished to a high standard including a raised cubicle with wall mounted shower head and mixer shower fitment, wall mounted basin with chrome mixer tap and low flush W.C with dual flush concealed cistern, full height tiling to shower enclosures with half height tiling to remaining walls, tiling to floor coverings, chrome heated towel rail and extractor.

#### OUTSIDE

Well maintained frontage with planting and low level wall to the front perimeter and access via block paved pathway to the entrance door. Outside lighting, Vehicular access with an electric remote control roll-up door leading to the under-croft parking area with apartment 15 benefiting from an allocated space. The car park provides direct access to the communal hallway, refuse area and communal external gardens to the rear.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	