



9 East Court, Carriage Spring Drive

Sheffield, S10 3HH

Description

This gorgeous, ground floor 'Garden Apartment' occupies a superb position, on the fringe of Broomhill, on this smart development that was recently constructed by PJ Livesey. The property has a beautifully styled and well presented layout that includes a fabulous, open plan living kitchen that overlooks and accesses the private, south facing garden. There are modern fixtures and fittings in all the right places, including elegant Quartz work surfaces in the kitchen and quality sanitaryware in both bathrooms. The property is tucked away on this well regarded development, away from the hustle and bustle of Broomhill yet convenient to access the excellent amenities that are found in this neighbourhood and combine to make the area such a popular place to live.



- No onward chain and an excellent EPC rating of C80 helping to reduce costly utility bills.
- Large, open plan living kitchen with defined seating and dining areas, all overlooking the lovely sunny garden.
- Two luxurious bathrooms with elegant tiling framing the modern sanitary ware (one ensuite).
- Communal entrance hall and private reception hall with storage cupboards.
- Ground floor apartment with private, south facing garden.
- Modern fitted kitchen with Quartz working surfaces that extend to a breakfast bar peninsular.
- 999 year lease from 2023 (annual ground rent presumed to be included in the service charge).
- Two double bedrooms.
- Allocated off road parking with two spaces
- Predicted annual service charge of £1807.20 (once PJ Livesey have signed off on the site).



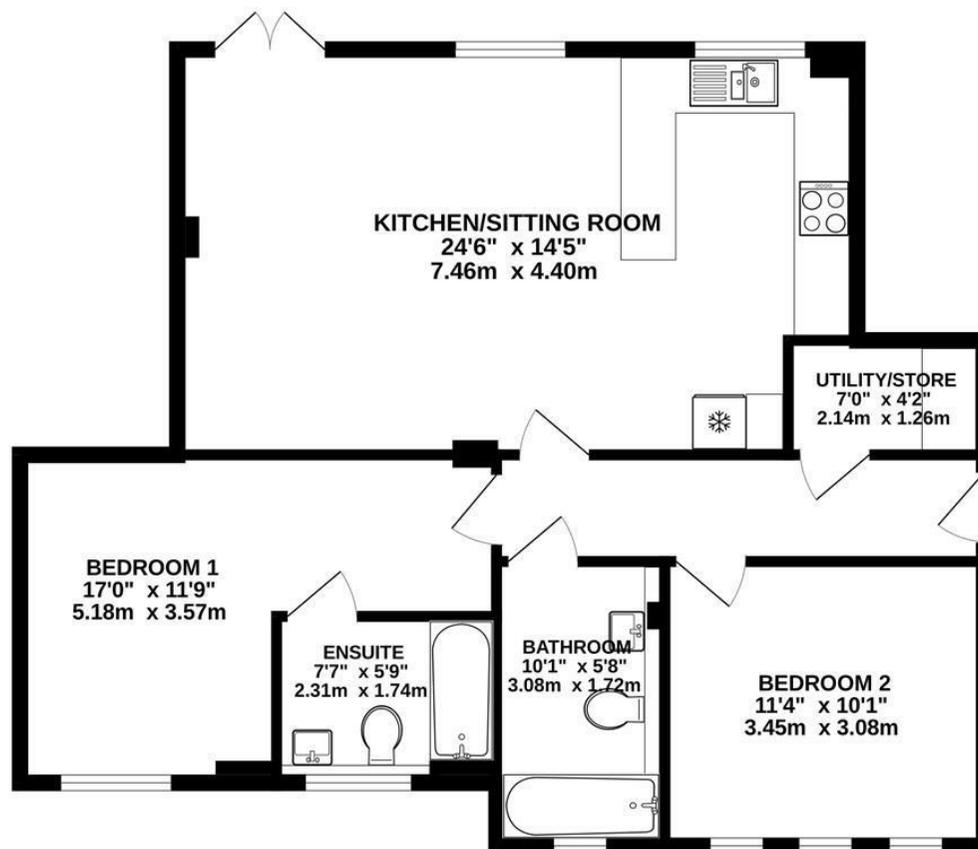
JOHN LEWIS
& PARTNERS







GROUND FLOOR FLAT



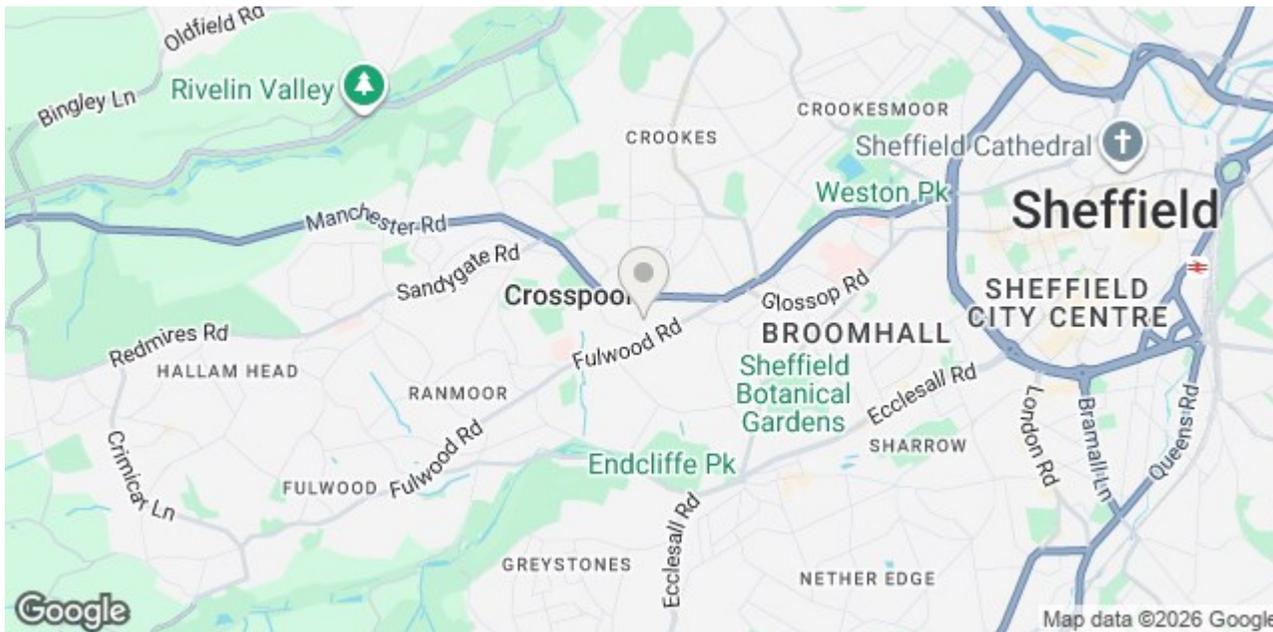
TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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