



Victoria Court, 16 Victoria Road, Sheffield S10 2DL

Guide Price £135,000

****GUIDE PRICE £135,000 -£145,000****

An exciting opportunity to acquire this immaculately presented, one-bedroom, first-floor apartment, ideally situated just a stone's throw from Ecclesall Road, major hospitals, excellent public transport links, the Collegiate Campus and Sheffield City Centre.

Finished to an exceptional standard throughout, this stylish apartment is perfectly suited to professionals, couples, first-time buyers and investors seeking a high-quality home in one of Sheffield's most desirable locations. The accommodation briefly comprises: secure communal entrance, entrance hallway, spacious lounge/dining room, contemporary kitchen, bedroom, bathroom, well maintained communal gardens and an allocated parking space. A viewing is highly advised to appreciate the standard of accommodation on offer.

Tenure: Leasehold



Communal Entrance Hallway

Entrance through rear facing secure communal entrance door into entrance hallway with stairs rising to first floor providing access to the property.

Interior Hallway

Entrance through wooden door into the private hallway benefitting from laminate flooring, intercom phone system, and wooden door providing access to large storage cupboard.

Lounge/Diner

8'11" x 16'3" (2.72m x 4.96m)

This bright and spacious lounge/diner boasts a front facing double glazed window overlooking the landscaped communal gardens. Also having laminate flooring, wall lighting and economic electric panel heater complete with wifi/app enabled thermostat and programmable timer.

Kitchen

5'4" x 10'6" (1.65m x 3.21m)

Contemporary kitchen fitted with a range of wall and base units with bespoke engineered quartz work surfaces incorporating stainless steel bowl sink with draining grooves and swan neck mixer tap. Presented to the highest standard the kitchen benefits from a range of top quality NEFF integrated appliances including: slide and hide electric oven, together with four ring induction hob, dishwasher, washer dryer and American style fridge freezer. Also having porcelain tiled floor, wood effect splash backs, tiled skirting with stainless steel trim, TV aerial point, phone socket and front facing double glazed window.

Bedroom

8'11" x 13'9" (2.72m x 4.20m)

Generously proportioned and neutrally decorated double bedroom with front facing double glazed window offering attractive views over the communal garden. Having chrome sockets, laminate flooring and electric storage heater.

Bathroom

8'8" x 5'3" (2.66m x 1.61m)

Beautifully appointed bathroom fitted with white suite comprising: bath with chrome taps, thermostatic shower and glass shower screen, wash basin unit with Summit basin and RAK WC in a stylish Avola Grey finish. Having part tiled walls, porcelain tiled flooring, electric chrome heated towel rail and extractor fan. There is a bespoke full-width mirror above the vanity unit.

Outside

The property is set within beautifully maintained landscaped gardens which are mainly laid to lawn with mature trees.

The sweeping driveway provides access to the communal car park at the rear of the property where there is an allocated parking space.



sales • letting • property management

Zoopla FindaProperty.com

Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



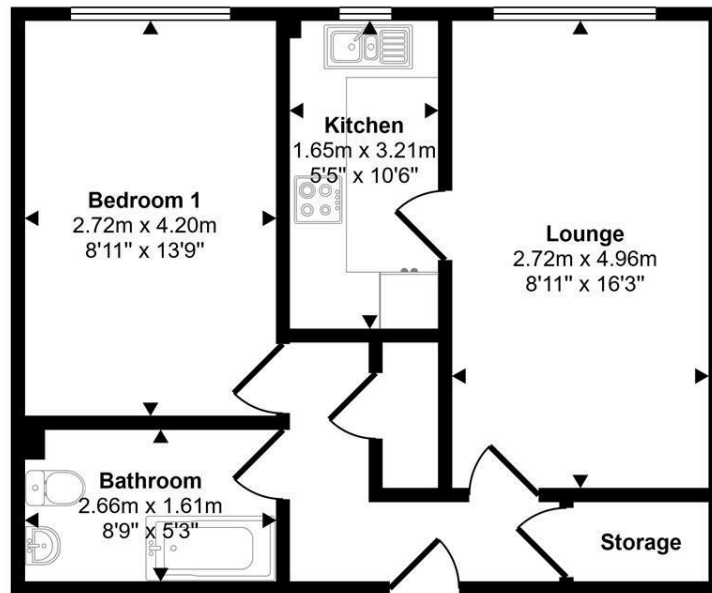
sales • letting • property management



Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

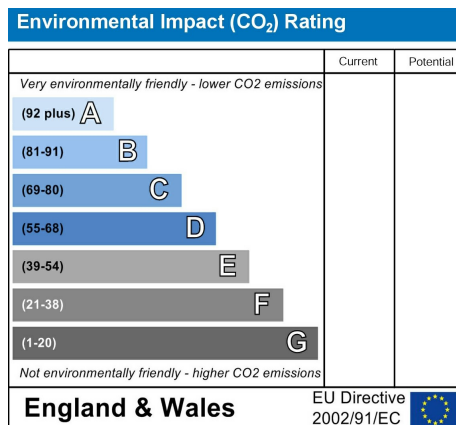
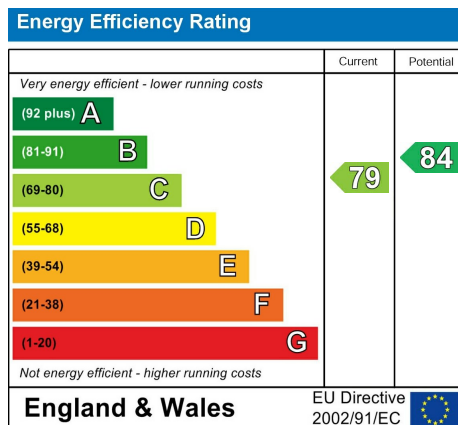
Telephone: 0114 2749730
Company No: 08028567

Approx Gross Internal Area
44 sq m / 471 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567