





Flat 18 Laurel Court

Endcliffe Vale Road • Sheffield • S10 3DU

Asking Price £275,000

Occupying a superb top floor position within a quiet and leafy setting, this stunning and spacious two double bedroom apartment forms part of the highly desirable Laurel Court development on Encliffe Vale Road. Beautifully presented throughout, the property offers light and airy accommodation, generous proportions, a private covered balcony, and the added benefit of an allocated garage. It is also available with no onward chain, making it an ideal purchase for a range of buyers. Accessed via a secure communal entrance with intercom system, stairs rise to the second floor where a private entrance opens into the hallway, complete with built-in cloakroom storage and a convenient WC. To the far end of the apartment, the standout open-plan living and dining space enjoys a wonderful outlook over the adjoining park. This impressive room is flooded with natural light from two large front-facing windows, which open onto a private covered balcony—perfect for relaxing and taking in the peaceful, leafy surroundings. A further side window enhances the bright and airy feel, while a feature fireplace and neutral décor create a warm and homely atmosphere. The kitchen is well-appointed with a range of wall and base units, complemented by an integrated oven and gas hob, with space for additional appliances. A breakfast bar provides informal seating, while a useful pantry offers additional storage and houses the water tank. The boiler is neatly concealed within the fitted units. The apartment offers two generously sized double bedrooms, both positioned to the front elevation and benefiting from plenty of natural light, along with built-in wardrobe storage. Completing the internal accommodation is a partially tiled shower room, featuring a walk-in shower and built-in vanity storage incorporating the hand wash basin. Externally, the property is surrounded by beautifully maintained communal gardens and enjoys a prime position adjoining Endcliffe Park, offering picturesque views and immediate access to green open space. There is both resident and visitor parking available, along with the added benefit of an allocated garage. The location on Encliffe Vale Road is particularly sought-after, combining a peaceful setting with excellent convenience. The vibrant amenities of Ecclesall Road are just a short distance away, offering an array of independent cafés, restaurants, bars, and shops, while regular transport links provide easy access into Sheffield city centre. This is a fantastic opportunity to acquire a beautifully positioned home in one of Sheffield's most desirable residential areas.



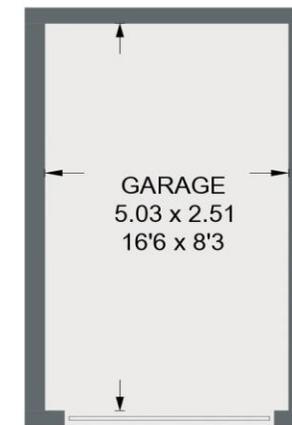
- Spacious Apartment in S10
- Occupying a Superb Top Floor Position
- Private Balcony & Park Views
- Measuring an Impressive 1004 sqft
- Sought After Location in S10
- Resident Parking & Garage
- No Onward Chain
- Service Charge £163.69 pcm
- Lease 200 years 29/09/1972 £50pa
- Council Tax Band D, EPC Rating TBC

18 LAUREL COURT

APPROXIMATE GROSS INTERNAL AREA = 93.3 SQ M / 1004 SQ FT

GARAGE = 12.6 SQ M / 136 SQ FT

TOTAL = 105.9 SQ M / 1140 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.