



## Aylesbury Court

Sheffield, S9 1JB

Guide Price £80,000 - £90,000



- 1 BED APARTMENT
- WITH OWN PRIVATE ENTRANCE
- NO UPWARD CHAIN
- FRESH WHITE DECOR
- CLOSE TO AMENITIES AND GOOD TRANSPORT LINKS

- GROUND FLOOR
- PETS ARE ALLOWED
- SECURE PARKING AND COMMUNAL GARDENS
- MODERN KITCHEN AND BATHROOM
- COUNCIL TAX BAND A

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GUIDE PRICE £80,000 - £90,000. NO UPWARD CHAIN! Welcome to this inviting ground floor apartment located in Aylesbury Court, Sheffield. This delightful one-bedroom flat is an ideal choice for first-time buyers, those looking to downsize, or investors seeking to enhance their rental portfolio.

The property boasts its own private entrance, ensuring a sense of independence and comfort. Inside, you will find well-proportioned rooms adorned with neutral décor, complemented by modern fixtures and fittings that create a welcoming atmosphere. The flat features a spacious reception room, a cosy bedroom, sizeable separate kitchen and a well-appointed bathroom, making it a perfect living space for individuals or couples.

One of the standout features of this apartment is the absence of an upward chain, allowing for a smooth and swift move-in process. Additionally, the property benefits from ample off-street parking in an extensive gated car park, providing convenience for both you and your guests. The communal lawned areas are a lovely touch, offering a serene outdoor space to enjoy during the warmer months.

Situated in a prime location, this apartment is conveniently close to local amenities, including the popular Meadowhall shopping centre. Commuters will find easy access to the M1 motorway and local train stations, with direct routes to Sheffield, Rotherham, and Barnsley.

In summary, this well-presented ground floor flat is a fantastic opportunity for anyone looking to establish themselves in a vibrant community. With its modern features, excellent location, and outdoor space, it truly is a property not to be missed.....book your viewing today!

## ENTRANCE PORCH

Through a glazed uPVC door leads you into an inviting porch, a great cloakroom space, benefiting from uPVC window, laminate flooring and glazed wooden door leading into the living room.

## LIVING ROOM

14'2" x 12'4" (4.34 x 3.76)

A light and airy living area with two uPVC windows drenching the room in natural light, wall mounted radiator, aerial point, telephone point and laminate flooring.

## HALLWAY

The inner hallway benefits from two handy built in storage cupboards, laminate flooring and doors to all rooms.

## KITCHEN

12'9" x 7'7" (3.91 x 2.33)

A modern, generously sized separate kitchen with an array of Oak effect wooden wall and base units providing plenty of storage space, contrasting granite effect work surfaces, built in stainless steel sink and drainer with matching mixer tap, integrated electric oven, inset ceramic hob, under counter space and plumbing for a washing machine, space for tall fridge/freezer, extractor fan, laminate flooring, wall mounted radiator, wall mounted combi boiler and uPVC window.

## BEDROOM 1

9'10" x 8'4" (3 x 2.55)

A spacious, fresh white double room, boasting a large built in storage cupboard/wardrobe, wall mounted radiator and uPVC window.

## BATHROOM

7'7" x 5'1" (2.33 x 1.56)

A contemporary bathroom, tiled in 'on trend' grey around the suite, comprising bath with shower over, low flush WC, pedestal sink, wall mounted radiator, uPVC frosted window and grey wood effect cushion flooring.

## EXTERIOR

There is a secure, gated car park with plenty of parking spaces from you and any guests. There are also a few lawned areas in the development for that breath of fresh air in the summer months.

# Floorplan

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



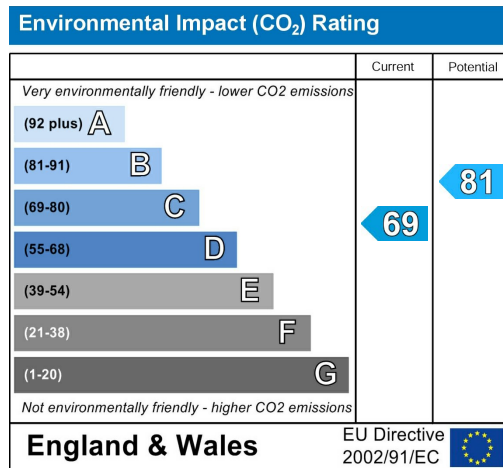
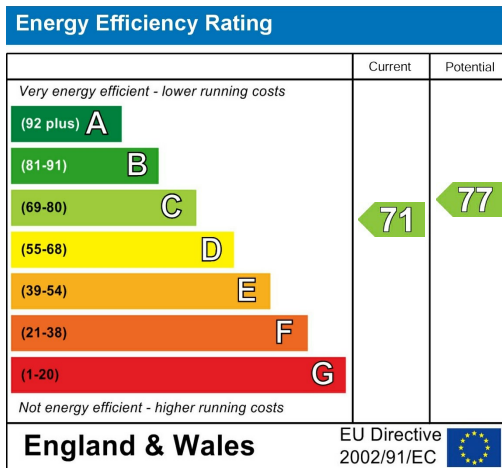
TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters 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.  
Made with floorplan 02023





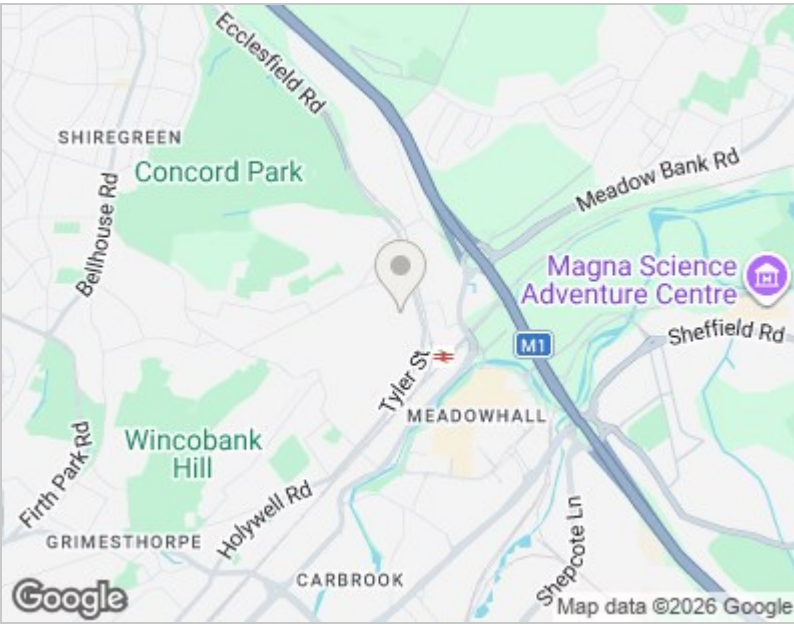
## Energy Efficiency Graph



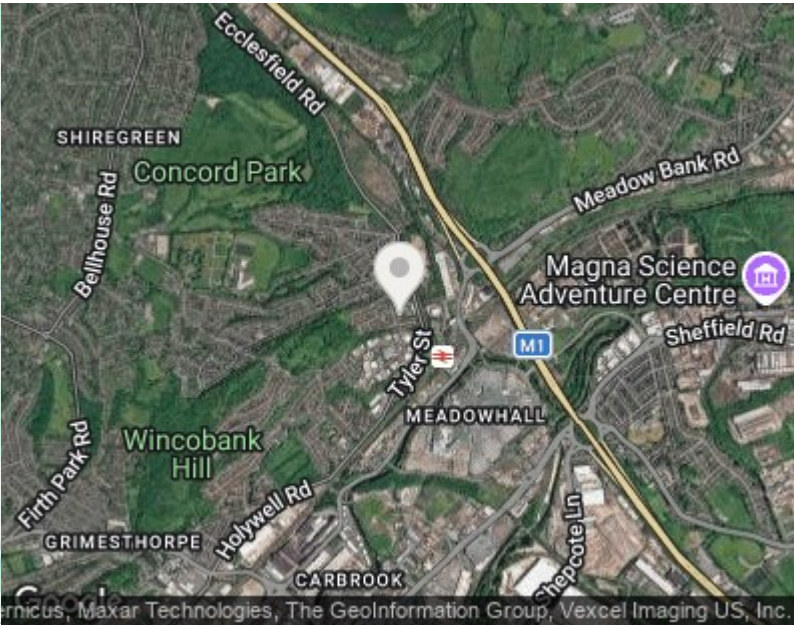
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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