



Roxton Avenue, Sheffield S8 7TZ

£575 Per Calendar Month

We are pleased to offer to the market for LET this spacious two bedroom, top floor apartment situated on this quiet development in the popular area of Meadowhead and just a stones throw from Graves Park, excellent transport links to the City Centre and shops. Tastefully decorated through with gas central heating and UPVC double glazing, the apartment would be ideal for a single person or couple. In brief the property comprises: Entrance hallway, lounge, kitchen/diner, two double bedrooms and shower room. An internal viewing is recommended to appreciate the size of accommodation on offer. No pets, no smokers.



Entrance Hallway

Entrance through front facing UPVC external door into the welcoming hallway. Benefiting from laminate flooring, LED spotlighting and three good sized storage cupboards. Access to all bedrooms, lounge, kitchen/diner and shower room.

Kitchen/Diner

Spacious kitchen/diner with an excellent range of fitted wall and base units with contrasting granite effect worktops incorporating four ring gas hob, sink and drainer. Benefiting from coving to the ceiling, LED spotlights, gas central heating radiator and rear facing UPVC double glazed window unit. Additionally having a range of integrated appliances: Fridge/freezer, dishwasher, microwave and fan assisted oven. Furniture included: Washing machine.

Lounge

Well proportioned and neutrally decorated living space having UPVC double glazed bay window, gas central heating radiator, carpeted flooring, coving, ceiling rose, TV aerial and electric feature fireplace.

Shower Room

Modern fitted bathroom have white three piece suite comprising: Low flush WC, vanity sink unit and quadrant thermostatic shower. Benefiting from heated towel rail, side facing obscured UPVC double glazed window, tiled flooring and splash-backs.

Master Bedroom

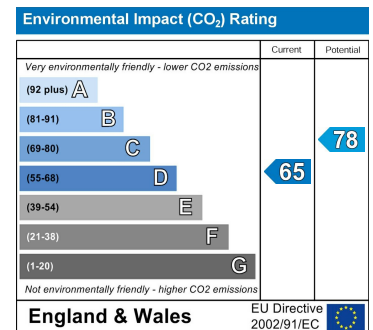
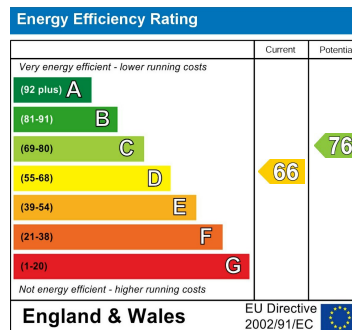
Well presented double bedroom having carpeted flooring, coving to the ceiling, gas central heating radiator and front facing UPVC double glazed window providing views across the city.

Bedroom Two

A further good sized double bedroom having carpeted flooring, decorative ceiling coving, gas central heating radiator, useful storage cupboard and front facing UPVC double glazed window.

Outside

To the front of the property lies a low maintenance garden laid to lawn, communal off-road parking and separate garage.



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



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