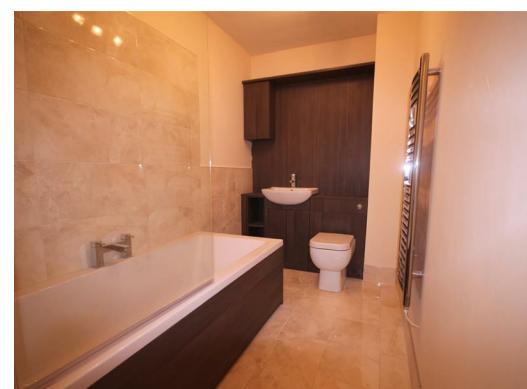




Victoria Court, Broomhall S10 2DL

£625 Per Calendar Month

An opportunity has arisen to acquire this excellently refurbished and very desirable one double bedroom first floor apartment set in a most sought after residential area. Being ideal for the investor or professional alike, the property is approached via a communal entrance hall with stairs ascending to the first floor. The property briefly comprises; private hallway with useful store cupboard, good sized living/dining area, kitchen fitted to an exceptional standard with top of the range integrated appliances, one double bedroom with views over the front communal gardens, bathroom finished to a superb standard with white suite including shower over bath. To the rear is a communal car park with an allocated car parking space. Victoria Road is situated just off Ecclesall Road, within close proximity of Hallam and Sheffield University and central hospitals. There are excellent facilities on the popular Ecclesall Road, whilst the city centre is within walking distance. Early viewing is strongly recommended.



Communal entrance hallway

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

Interior Hallway

Entrance through wooden door into hallway. Having laminate flooring, intercom phone, and wooden door providing access to large storage cupboard.

Lounge Diner

16'4" x 9'1" (4.98m x 2.78m)

Large lounge diner having front facing double glazed window overlooking the landscaped communal gardens. Also having laminate flooring, wall lighting and economic electric panel heater complete with thermostat and programmable timer.

Kitchen

10'4" x 5'5" (3.17m x 1.67m)

Newly fitted kitchen having a range of wall and base units with 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 broad range of top quality NEFF integrated appliances including: slide and hide electric oven as seen on The Great British Bake Off, four ring induction hob, dishwasher, washing machine and tall 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

13'8" x 9'2" (4.17m x 2.80m)

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

9'1" x 5'6" (2.77m x 1.68m)

Contemporary bathroom fitted with white suite comprising: bath with chrome taps, thermostatic shower and glass shower screen; washbasin 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, contemporary four spot lighting and extractor fan.

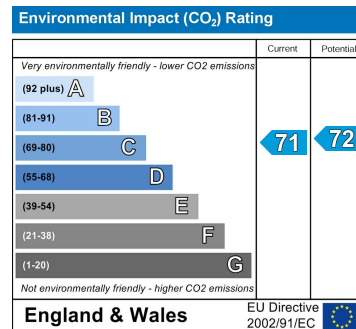
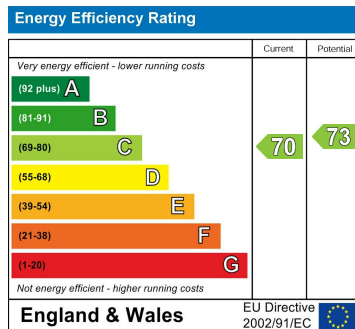
Outside

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

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 space.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567