



Chancet Court, Sheffield S8 0BQ

£450 Per Month

To let is this newly refurbished one bedroom apartment which forms part of this small purpose built development on Abbey lane. Well placed for a host of local amenities within Woodseats including: sports clubs, Millhouses park, Graves park, supermarkets and easy access to the city centre. The accommodation offers Economy 7 electric heating, double glazing and briefly comprises: Communal entrance, private hallway, open plan living room and newly fitted kitchen with integrated appliances, electric oven, hob, one double bedroom, and bathroom with white suite and electric shower over the bath. Outside: communal gardens along with off road parking. The property is part furnished, no smokers or pets accepted. Available from 1st of June.



Entrance

A communal entrance door opens into the communal hallway leading to the composite entrance door of the apartment with a security peep hole.

Entrance hallway having laminate flooring, storage heater, a large storage cupboard, and hatch providing access to loft space.

Lounge

Good sized front facing lounge, attractively presented and having UPVC double glazed window, laminate flooring, 32" LCD TV and storage heater.

Kitchen

Modern kitchen fitted with a range of white high gloss wall and base units with contrasting roll edged work tops incorporating one and a half bowl stainless steel sink with drainer and mixer tap. Having integrated fridge with freezer compartment, washing machine and four ring electric hob with electric oven beneath and stainless steel extractor fan above. Also having front facing UPVC double glazed window, tiling to the splash backs, spot lighting to the ceiling.

Bedroom

Neutrally decorated double bedroom having front facing UPVC double glazed window, carpeted flooring, storage heater and fitted wardrobes. Included in the tenancy would be a double bed and matching bedside drawer units.

Bathroom

Fully tiled bathroom fitted with white suite comprising: low flush WC, pedestal wash hand basin with mixer tap and bath with electric shower over and glass shower screen. Having chrome heated towel rail and light provided by virtue of the contemporary glass bricks to kitchen.

Outside

The property has use of communal grounds and communal car parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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