

Leasehold

Asking Price: £230,000

Elm Gardens, Sheffield, South  
Yorkshire, S10



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# Elm Gardens, Sheffield, South Yorkshire, S10

## **SUPERB LOCATION! SECOND FLOOR APARTMENT! TWO DOUBLE BEDROOMS, RESIDENTS PARKING, CHARACTERFUL, MODERN DEVELOPMENT! GREAT ACCESS TO COMPREHENSIVE AMENITIES**

A two double bedroom, second floor apartment with a pleasant aspect in this characterful, modern development that is perfectly located to access a comprehensive range of amenities including hospitals and university buildings. The spacious accommodation briefly comprises an entrance hallway, living room that is open plan to a fitted kitchen, master bedroom with en-suite shower room, second double bedroom and a bathroom. Outside, the building stands in mature, picturesque grounds and has an allocated parking space.

**Entrance Hall** Entrance door to communal hallway, storage cupboard and radiator. Doors open to the bedrooms, living room and bathroom.

**Living Room** 4.88 x 4.50. (Maximum measurements) Enjoying a dual aspect with 3 UPVC double glazed windows and a radiator. The room is open plan to the kitchen.

**Kitchen** 3.86 x 1.99. Fitted with a range of wall mounted and base level units in a cream, high gloss finish with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in fridge freezer along with integrated washing machine and dishwasher. Having downlights to the ceiling, UPVC double glazed window and a radiator.

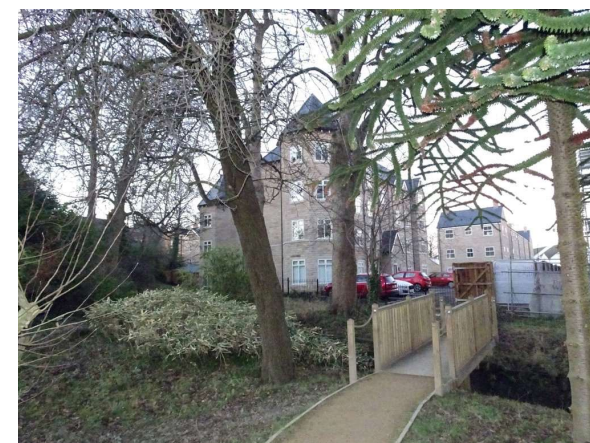
**Master Bedroom** 2.48 x 3.72. (The first measurement increases to 2.59 with the latter being the maximum measurement) UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 1.98 x 1.57. Fitted with a white suite comprising a shower enclosure, wash hand basin and a low flush WC. Having tiling to splashback height, downlights to the ceiling, extractor fan and a radiator.

**Bedroom 2** 3.43 x 2.57. (The first measurement increases to 4.13) UPVC double glazed window and a radiator.

**Bathroom** 2.60 x 1.57. Fitted with a white suite comprising a panelled bath with shower screen and shower over, wash hand basin and a low flush WC. Having tiling to the walls, downlights to the ceiling and an extractor fan.

**Outside** The development stands in mature, picturesque grounds and the apartment has an allocated parking space.

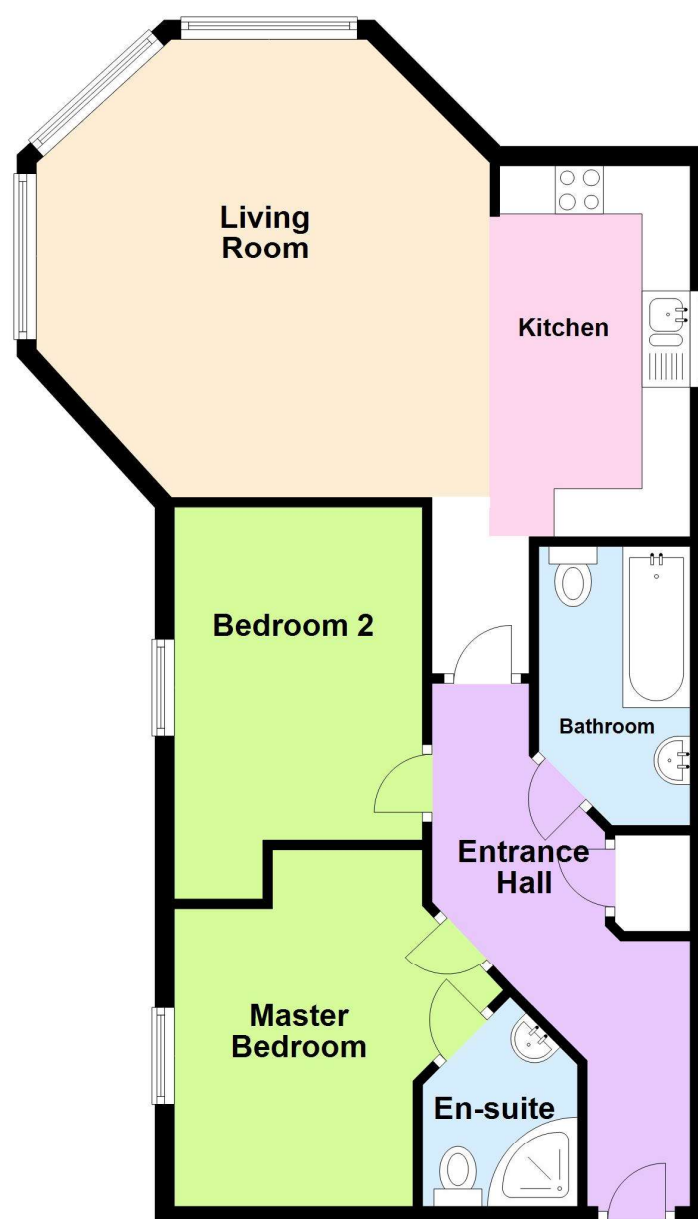


- Two double bedroom apartment
- Second floor
- Allocated parking
- Spacious accommodation
- Characterful development
- Perfectly placed for amenities
- Viewing is essential!

### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

### **Floor Plan**



This plan is used for illustration purposes only  
Plan produced using PlanUp.