Flat 4 Woodbank Croft, 51 Botanical Road, Botanical Gardens, Sheffield, S11 8RP

£264,500

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Council Tax Band: B

A bright, spacious and well presented two double bedroom second floor apartment which is located next to the Botanical Gardens and boasts off road parking and a garage! Ideal for first time buyers, the property is well maintained throughout and is located metres away from a wealth of amenities on Ecclesall Road including shops, cafes, bars and bistros. It is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and warm air central heating throughout, the property in brief comprises; ground floor communal lobby with staircase rising to the second floor, entrance hallway with storage, spacious living room, kitchen with modern units, two double bedrooms and a bathroom. Outside, there is a sizeable garage and allocated parking in front of this. Leasehold tenure, 200 year lease from 1979. Service charges are £100 per quarter, the ground rent is £50 pa. Council tax band B.

Communal Entrance Lobby
Access to the building is via a communal door which leads into the lobby area. A staircase ascends to the second floor where the apartment is located.

Entrance Hallway
A solid wood entrance door leads into the hallway, which has a useful storage cupboard and housing for the warm air central heating unit. Doors lead to all rooms in the apartment.

Living Room
A bright and spacious living room which has two rear facing upvc double glazed windows, a fireplace and ample space for furnishings. A door leads to the kitchen.

Kitchen
A modern styled kitchen which has fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit, ceramic hob and extractor above. With tiled splashbacks to the walls, an integrated electric oven and space for a fridge freezer and washing machine. With tiled flooring and a front facing upvc double glazed window with far reaching views.

Master Bedroom
A spacious, double sized bedroom which has a front facing upvc double glazed window with far reaching views and fitted wardrobes.

Bedroom Two
The second bedroom is another double room which has a rear facing upvc double glazed window.

Bathroom
Having a suite comprising of a a tiled bath with shower over, a pedestal wash basin and low flush wc. With tiled flooring, an electric heater and a front facing upvc double glazed window.

Garage
Having an up and over door, the garage offers ample storage space and has power and lighting.









Ground Floor

Approx. 16.0 sq. metres (171.7 sq. feet)



Second Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.
Plan produced using PlanUp.

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