

Flat 12, Linden Court Endcliffe Vale Road, Sheffield, S10 3DT
£325,000

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£325,000

Council Tax Band: C

A bright and spacious two double bedroom second floor apartment which is located within well maintained communal grounds in the heart of Endcliffe! Having modern styled kitchen and bathroom fittings, a spacious open plan living room with access to the covered balcony and an allocated garage to name a few highlights, the property is ideal for first time buyers, landlords or downsizers. Situated within close proximity to a wealth of shops, cafes and amenities including Endcliffe Park, it is well served by regular transport links and offers easy access to the universities and hospitals also. With double glazing and gas central heating throughout, the property in brief comprises; secure communal entrance lobby with staircase rising to the second floor, entrance hallway with storage, open plan living room with access to the balcony, kitchen, two double bedrooms and a shower room. Outside, there are communal grounds, communal parking and an allocated garage. A viewing is highly recommended, book your visit today! Leasehold tenure, 146 years remain on lease. council tax band C. Service charge is £1,964.31 per annum.

Communal Entrance Lobby

Access to the property is gained through a communal door which has intercom access and leads to the communal lobby area. A staircase rises to the second floor where the apartment is located.

Entrance Hallway

An inviting entrance hallway which has a solid wooden entrance door, a radiator and two useful storage cupboards.

Living Room

A bright and spacious open plan living room which offers ample space for living and dining furniture. Having two radiators, a side facing upvc double glazed window and a rear facing sliding upvc patio door leading to the balcony.

Balcony

Offering covered seating, the balcony is perfect for al-fresco dining!

Kitchen

A modern styled kitchen having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There are integrated appliances including an electric oven, washing machine and dishwasher. With space for a fridge freezer, a chrome towel radiator, vinyl flooring and a front facing upvc double glazed window.

Master Bedroom

A larger than average double sized master bedroom which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, radiator and fitted wardrobes.

Shower Room

Having a modern styled suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a front facing upvc double glazed window.

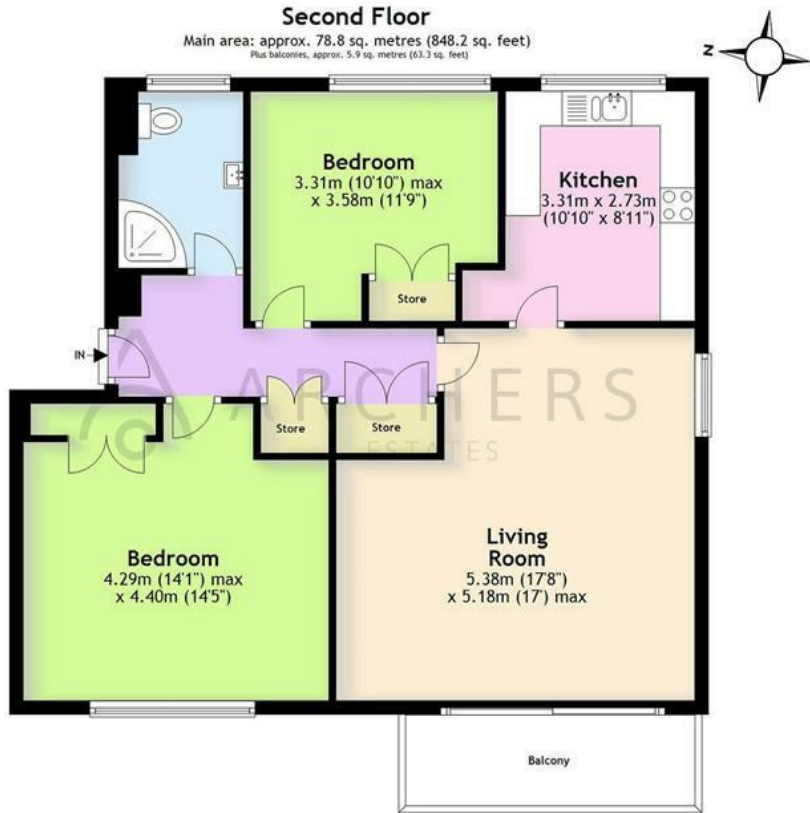
Garage

Having a remote controlled up and over door and power/lighting. The garage offers additional storage.

Outside

Set within well maintained communal grounds which include lawns, communal parking bays and a communal bin store.





Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)



Main area: Approx. 78.8 sq. metres (848.2 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)
Plus balconies, approx. 5.9 sq. metres (63.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	