



we are  
**morfittsmith**

**Regent Court  
Hillsborough,  
Sheffield,  
S6 2BW**



**A well-sized 2-bed apartment right at the heart of Hillsborough: Regent Court.**

Featuring a generous living space and plenty of fitted storage, this home is an exciting opportunity for the ambitious homeowner.





### Time to explore.

Regent Court can be found in popular district of Hillsborough, to the north-west of the city centre. This spot affords you enviable access to the full catalogue of amenities on offer in both Hillsborough and Walkley just up the hill. These include excellent transport options by bus, SuperTram or Penistone Road (A61), ideal for commuting professionals and anyone keen to explore the city centre and beyond. There are also extensive shopping and dining facilities along Middlewood Road, sprinkled with a host of beloved local bars and pubs. This means there is always lots to enjoy right on your doorstep, saving you the trip into the city centre. Despite its excellent accessibility, there is no shortage of green spaces in the area either. Highlights include the exquisite Hillsborough Park and, for any keen gardeners, the Morley Street Allotments. Hillsborough Park is a particularly welcoming community space featuring a library, sports facilities, duck pond, and even a Georgian walled garden. The Regent Court development enjoys secure permit parking, making this a highly convenient base of operations for professional life.

## Step inside your new home.

Situated on the seventh floor, you enter Regent Court via a long entrance hallway with fitted storage and the family bathroom to your right. The family bathroom consists of a functional three-piece suite with under-sink storage, two heated towel rails, and a practical shower over the bath. Next on the right is the kitchen, a long environment with worktop and cupboard space, practical appliances, and lovely views across Sheffield. Next, the lounge is a great size with broad windows and lots of space for comfy seating and entertainments. This is a peaceful spot to relax and unwind in the evenings. It even has a balcony area overlooking the sprawling cityscape. The apartment has two bedrooms, one off the hall and the other accessible via the lounge. Bedroom 1 is a sizeable double with abundant fitted storage, while the slightly narrower bedroom 2 would be perfect for a dedicated home office. Regent Court is in need of a complete renovation but offers a promising blank canvas that could be transformed into something really special.

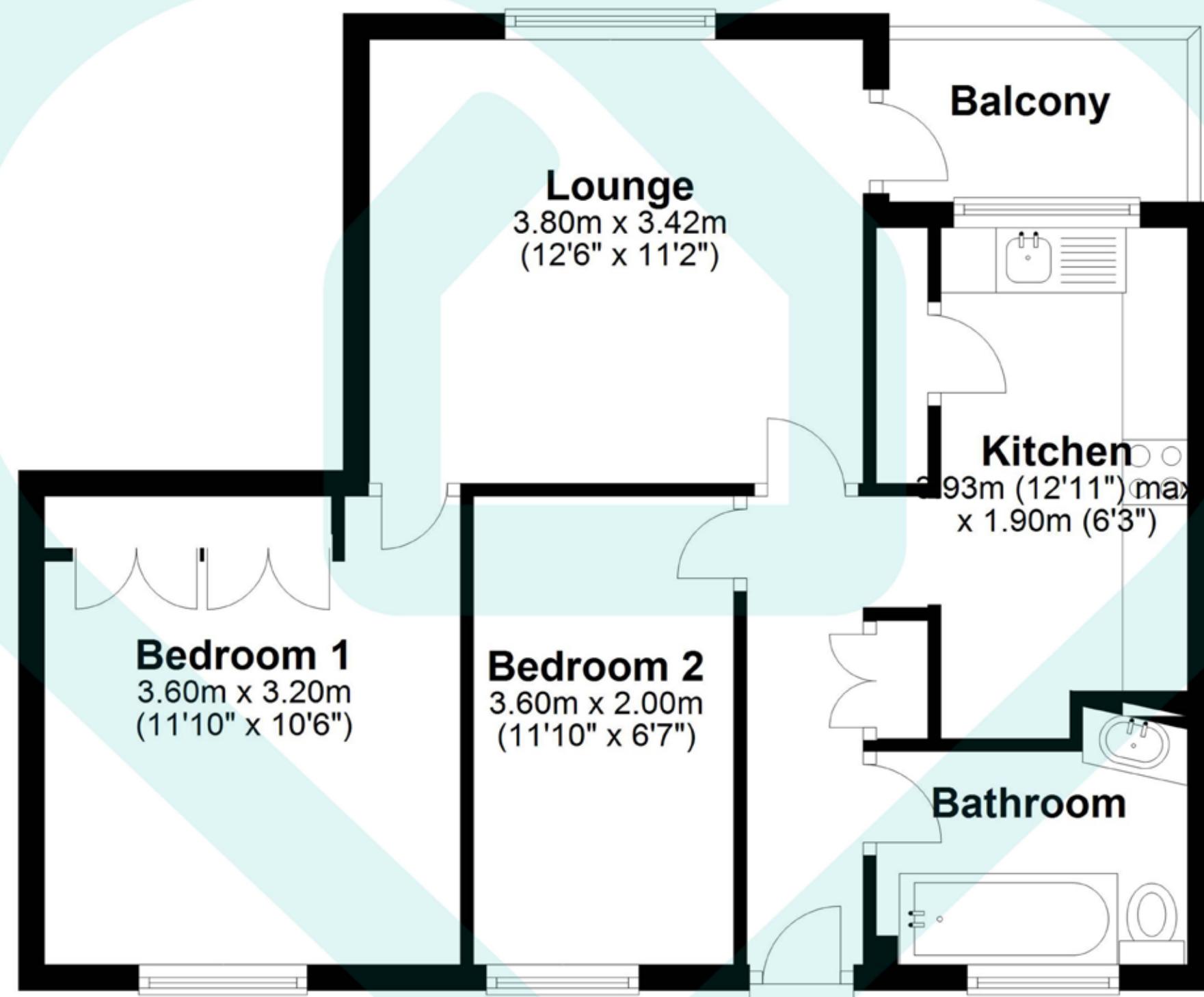






## Seventh Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



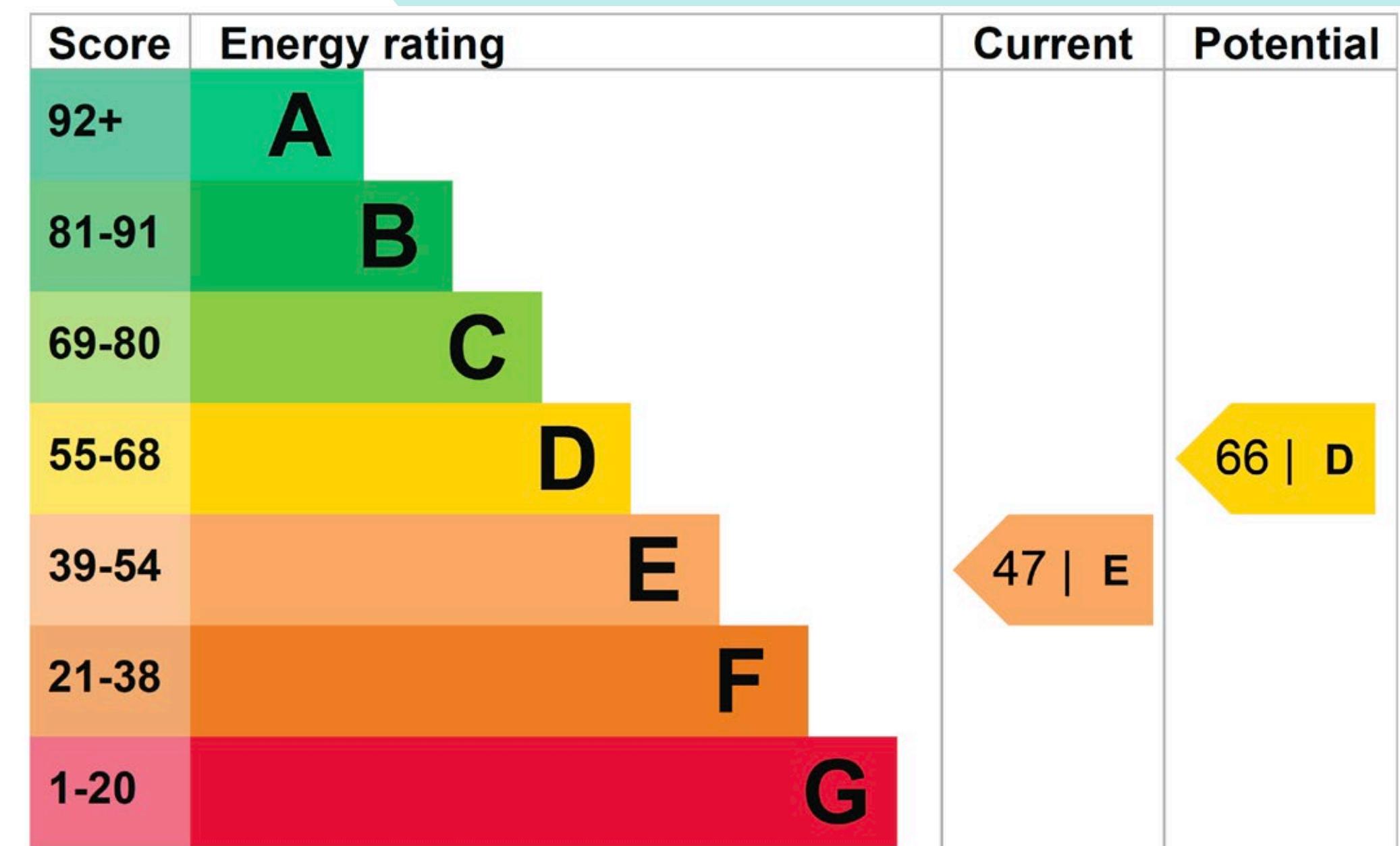
Total area: approx. 50.2 sq. metres (540.8 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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