

Saxton Mee



Flat 54 Leadmill Court 2 Leadmill Street, City Centre, Sheffield, S1 4SA



AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED A most stunning two double bedroom, third floor apartment truly deserving an internal inspection briefly comprising: gas fired central heating, aluminium coated double glazing and modern fitted kitchen with open plan lounge/dining room. Two excellent double bedrooms the master benefiting from an en suite and a family bathroom with full suite in addition including shower attachment. Outside: central courtyard. Gated entrance for security. Location: ideally situated in the City Centre with excellent amenities close by including Sainsbury's. Regular public transport. Good connections to the motorway. Easy access to Universities, Hospitals and train station. EPC Rating: B.

Price guide **£135,000 to £140,000**

OPEN 7 DAYS A WEEK



#### THE ACCOMMODATION COMPRISES

Communal entrance hall with stairs and lift to all levels. This apartment can be found on the third floor.

#### PRIVATE ENTRANCE HALL

An entrance door with peephole and intercom system. Central heating radiator. Quality laminate flooring. Coat hanging. Double glazed aluminium coated window. Downlighting. A door off to the

#### STORAGE CUPBOARD

Space for tumble dryer.

#### OPEN PLAN LOUNGE/DINER/KITCHEN

5.010m x 4.669m (16'5" x 15'4")

Excellent open plan room with the lounge and dining area having French doors leading out to a juliet balcony. Central heating radiator. Downlighting. Quality wood effect laminate flooring through to the kitchen having a range of wall, base and drawers with attractive work top incorporating the stainless steel circular sink with circular drainer. Stainless steel splash back with further mosaic tiles. Integrated oven with four ring gas hob and extractor hood above. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Aluminium coated window to the kitchen area. Housing for the Combi boiler.

#### BEDROOM TWO

3.917m x 2.783m (12'10" x 9'1")

With central heating radiator. Aluminium coated window. Fitted wardrobes to one end.

#### MASTER BEDROOM

4.0m x 3.5m (13'1" x 11'6")

With central heating radiator. Aluminium coated window having stunning views towards the city. Fitted wardrobes. A further door leads into the

#### EN SUITE SHOWER ROOM

2.4m x 1.0m (7'10" x 3'3")

Having a walk in shower with glass shower screen and fully tiled. Central fed wash basin. WC. Mosaic feature tiling to the walls and tiled floor. Feature mirror. Glass shelving. Central heating radiator.

#### FAMILY BATHROOM

2.4m x 2.2m (7'10" x 7'3")

Having a panelled bath with shower attachment, WC and wash basin. Upright white radiator. Glass shelving. Feature mirror. Attractive mosaic tiling to two walls. Tiled floor.

#### OUTSIDE

Central courtyard. Gated entrance for security.

#### NOTES

Car parking space available for rent at £60.00 per month.

#### SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.



## FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

## FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

## VIEWINGS

Strictly by appointment through our Crookes office.

## VALUER

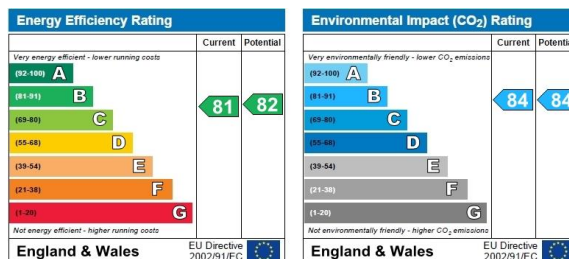
Linda Crapper/Tara Wilson



Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)



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