



## 14 Sycamore Court, Oughtibridge, Sheffield, S35 0EQ

Asking Price £135,000

- TWO BEDROOM PENTHOUSE APARTMENT
- LARGE LOUNGE & KITCHEN/DINER
- ALLOCATED PARKING
- LOCATED IN THE HEART OF OUGHTIBRIDGE VILLAGE
- CLOSE TO LOCAL AMENITIES
- WELL MAINTAINED COMMUNAL AREAS
- TWO GOOD SIZED BEDROOMS WITH BUILT IN STORAGE
- GREAT TRANSPORT LINKS
- COUNCIL TAX BAND B - £1,600.97

# 14 Sycamore Court, Sheffield S35 0EQ

**\*\*GREAT THIRD FLOOR PENTHOUSE APARTMENT\*\*** These ever popular apartments are an ideal starter or down sizers home. This well-presented two bedroom third floor penthouse apartment is located in the sought after Oughtibridge area. Situated in the heart of the village, ideally placed for easy access to all the village amenities and the surrounding river and woodland walks. This attractive apartment briefly comprises of; Intercom telephone access; uPVC double glazing; Electric heating & airflow system; Lounge; Modern fitted kitchen/ dining room; Two spacious bedrooms with built in storage; Good sized bathroom. To the outside; Allocated private parking space; Maintained communal and outside areas;



Council Tax Band: B



## **COMMUNAL ENTRANCE**

Communal entrance door with stairs and intercom access to all properties.

## **ENTRANCE**

The apartment hallway has; Wall mounted telephone access intercom; Wood effect flooring; Electric wall heater; Ceiling light point; Solid doors to all rooms and storage cupboard which houses the water tank;

## **LOUNGE**

Spacious lounge; Having; Front facing uPVC double glazed window with views over the river and woodland beyond; Carpet flooring; Electric heater; Ceiling light point; Airflow ceiling vent; Open archway into Kitchen/dining area;

## **KITCHEN/DINER**

Modern fitted kitchen comprising of; A good range of wall, base and drawer units; Black roll-top work surfaces; Brushed steel upstands; Under unit lighting; One and a half sink and drainer with mixer tap; Integrated four ring electric hob with extractor hood above; Built in electric oven; uPVC double glazed window to the front elevation; Space and plumbing for under unit appliances; Base plinth heater; Wood effect vinyl flooring; Ceiling light point; Airflow vent;

## **BEDROOM ONE**

A good sized double bedroom with; Double doors to built in recessed wardrobe storage; uPVC double glazed window to the rear elevation; Carpet flooring; Wall mounted electric heater; Ceiling light point; Airflow ceiling vent;

## **BEDROOM TWO**

A second double bedroom having; Solid door to built in storage cupboard; Rear facing uPVC double glazed window; Carpet flooring; Wall mounted electric heater; Ceiling light point; Airflow ceiling vent;

## **BATHROOM**

Three piece suite comprising of; Panelled bath, with wall mounted shower and glass side screen door, Low level WC with push button flush; Pedestal wash basin with stainless Steel mixer tap; Tiled walls to wet areas, with the remaining walls being painted; Vertical heated towel rail; Shaver socket; Extractor fan; Ceiling light point; Vinyl flooring; Airflow ceiling vent;

## **COMMUNAL AREAS**

Having well maintained communal areas within the apartment building and also in the surrounding grounds.

## **ALLOCATED PARKING**

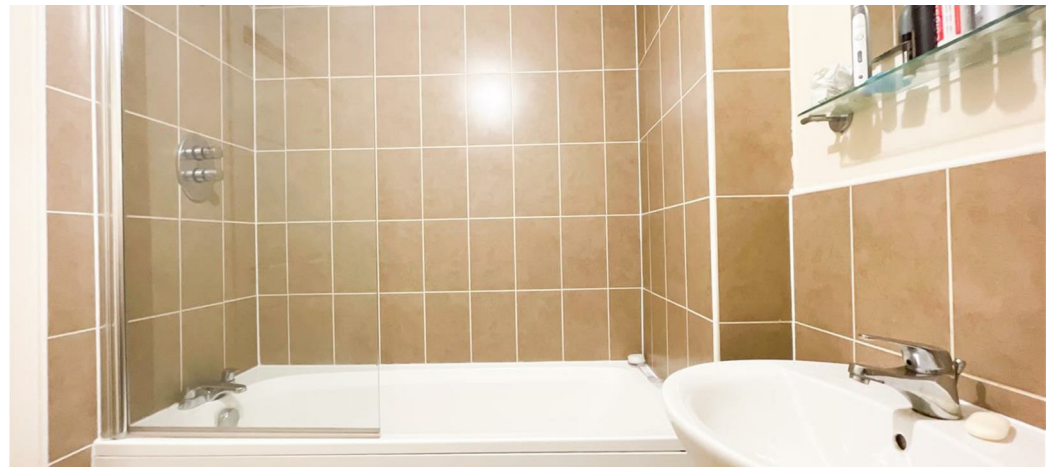
The property has one allocated parking space.

## **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your

identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	