

2 Bed Apartment In Chestnut Court 55 Union Road, Sheffield, S11 9EH £250,000



# SHORT DESCRIPTION

Property Ref: 14588 Description: Nestled in the heart of the leafy Nether Edge area of Sheffield, this spacious two-bedroom ground floor flat is ideal for professionals, couples, or small families. It offers easy access to the city centre, universities, hospitals and the vibrant local cafes, eateries, shops and amenities of Nether Edge and Abbeydale. There are several parks within walking distance. The property has new carpets, neutral decoration and spot-lighting throughout. Perfect to move into straight away or you could easily put your own decorative stamp on it with some feature walls. Kitchen-living - dining room Fitted wooden kitchen with integrated appliances, and tiled flooring area. Large carpeted area with ample space to arrange your dining and living areas as you please. Two large windows provide lots of natural light. The space is accessed via natural wood coloured doors with glass panels. Master bedroom Huge space. Plenty of natural light from two large windows. Accessed from main hallway. En-suite Walk in shower. White toilet and basin. White and blue tiles. Second bedroom Window looks out onto the communal gardens. Accessed from the main hallway. Main bathroom Very spacious with bath and overhanging shower and white toilet and basin units. Grey tiles throughout. Accessed from the main hallway. Main hallway Connects bedrooms, bathroom and living area. Large storage cupboard outside the bathroom. Wooden flooring. Entrance hallway External wooden door with spy glass leads from entrance to open plan living area via wooden door with glass panels. There is a large storage cupboard with bifold doors. Door entry system for main door. Wooden flooring. Estimated rental value: £1,200 pcm Property Type: Apartment Full selling price: £250000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 227 (250 yrs from 19 June 2002) Yearly Ground Rent Cost: £60.00 Yearly Management Cost: £1320.00 Council tax band: D EPC rating: C Measurement: 864.66 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Central Heating, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Vacant.....



Bed Room(s)



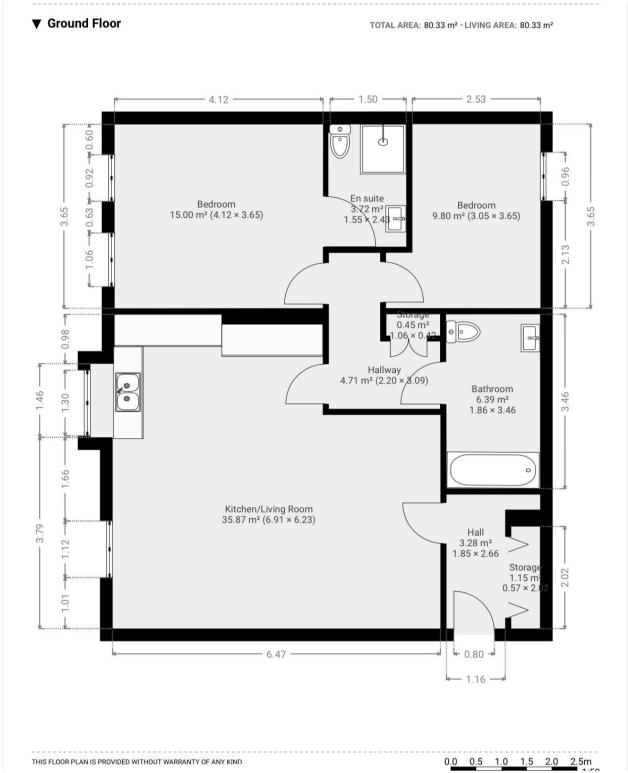
Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.



Property type	Ground-floor flat
Total floor area	90 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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