





23 Storthwood Court

Storth Lane • Ranmoor • S10 3HP

£160,000

Located on the first floor of Storthwood Court, is a lovely 1 bedroom apartment featuring a balcony, in the heart of the Ranmoor Conservation Area. Located on a quiet road close to an array of local amenities. The property features underfloor heating, double-glazing, off-street parking and lawned communal gardens. Tastefully presented throughout and offered to the market with no onward chain. Accessed via external stairs to the first floor is a private entrance door leading through to an inner hallway. The lounge is light and airy courtesy of full height windows which stream lots of light into the whole apartment. A glazed door offers access to the lovely balcony providing sitting out space. The kitchen is fitted with matching wall and base units with space with plumbing for free standing appliances and a pleasant front view aspect. A storage cupboard houses the water tank. The shower room is partially tiled, and has a large shower cubicle, vanity wash hand basin and w.c. The double bedroom has a large fitted wardrobe with sliding doors. Storthwood Court is set back from the road with communal gardens adjoining. To the rear is off street parking for all residents. Ranmoor is one of Sheffield's most sought-after areas, close to local shops and amenities, restaurants, pubs, cafes and reputable schools. Easily access links to the city centre, hospitals, universities and the Peak District.



- Spacious 1 Bedroom Apartment
- Light And Airy Throughout
- UPVC Double Glazing
- Underfloor Heating
- Balcony

- Residents Parking
- Communal Gardens
- No Onward Chain
- Leasehold - Service charge £1320.17 pa
- 999 years starting from 30 June 1982 EPC



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APPROXIMATE GROSS INTERNAL AREA = 45.9 SQ M / 494 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

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.