







Apartment 2

4 St. James Court • Norton • S8 8AB

Asking Price £310,000

A superbly presented, 3-bedroom, ground floor apartment on a sought after, secure, gated development in Norton, S8 with a fabulous, open plan living/dining/kitchen, allocated parking spaces, set in well-kept, communal gardens. The entrance door is accessed via a video intercom entry system, there is a communal entrance hall with post box. The apartment enters into welcoming hallway complemented by wooden flooring, and housing generous built in storage, plus utility cupboard providing space with plumbing for a washing machine and tumble dryer. Leading to 3 bedrooms, all well presented in neutral tones and carpets. There are 2 good sized double bedrooms, the master equipped with integrated, built in wardrobes and generous ensuite bathroom providing a bath, separate shower cubicle and double sink. Located separately is a luxury shower room, predominantly tiled. The fabulous open plan living space is dual aspect, creating a spacious light and airy room, offering flexible living. A modern kitchen is fitted with cream units, finished with granite worktops and Neff integrated appliances include oven, gas hob, fridge, freezer and slimline dishwasher. At the rear French doors provide an alternative entrance and direct access to the private stone patio located beside 2 allocated parking spaces. surrounded by well-maintained communal gardens. St. James Court is set on a private cul-de-sac with secure gated access at Norton and is ideally placed for access to a range of local amenities including Graves Health & Sports Centre, St. James Retail Park, local pubs and easy access to the M1. Leasehold 125 years from 30/1/15 £225 p.a Service Charge £2193.00 pa No Chain.





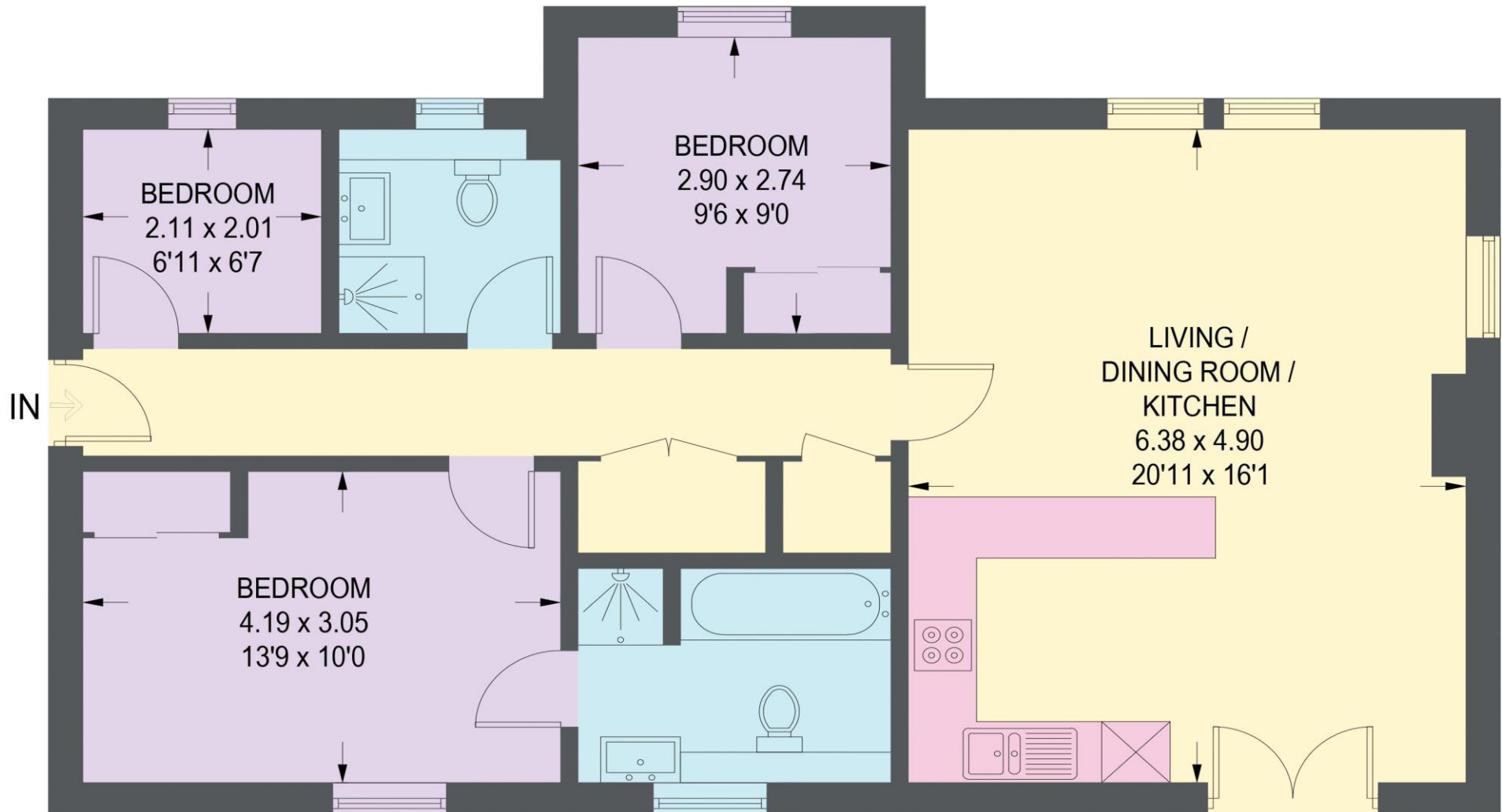
- Three Bedroom Ground Floor Apartment
- Modern Kitchen with Integrated Appliances
- Two Double Bedrooms with Master Ensuite
- Open Plan Living Opening onto Patio
- Maintained Communal Grounds

- 2 Allocated Parking Spaces
- Leasehold 125 years from 30.1.15 £225 p.a
- Service Charge £2193.00 pa
- No Chain
- Council Tax Band D, EPC Rating B



2 ST. JAMES COURT

APPROXIMATE GROSS INTERNAL AREA = 80.6 SQ M / 867 SQ FT



GROUND FLOOR

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.



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