





## 15 Sycamore Court

Chelsea Road • Brincliffe • S11 9BN

Guide Price £200,000 - £210,000

Located within a secluded, gated development in Brincliffe, is a 2 double bedroom second floor apartment. Offering spacious, light and airy accommodation incorporating 2 double bedrooms, bathroom and master ensuite. Open plan flexible living space with a pleasant woodland outlook. Benefits from secure allocated and visitor parking. No chain, The property enters through a secure communal entrance with stairs leading to the second floor. The apartment enters through 2 internal doors to an inner hallway leading to all rooms equipped with built in storage cupboard. The flexible open plan living space is dual aspect with French doors and a Juliet balcony offering a pleasant outlook. The adjoining kitchen is fitted with wood effect shaker style wall and base units, contrasting worktops and tiled splashbacks. Integrated appliances include oven, gas hob, dishwasher and Potterton wall mounted boiler. There is space for a fridge freezer. Both rear facing double bedrooms are presented in neutral tones with the master complemented by built in wardrobes and fully tiled ensuite shower room. The carpark is secured by an electric remote controlled entrance gate. The property includes an allocated parking space as well as visitor's parking and communal gardens to the rear of the development. Chelsea Road is a sought-after location within Brincliffe, offering excellent transport links with regular public transport along A625 Ecclesall Road. Chelsea Park and Endcliffe Park are within close proximity offering lovely open green space. Only 2 miles from the City Centre and a short walk to local amenities in Banner Cross and Sharrowvale. Lease 999 years 01/01/2005 Service Charge - £1450pa Council Tax Band C, EPC Rating C.



- Second Floor Apartment
- Secluded, Gated Development
- 2 Double Bedrooms & Master Ensuite
- Desirable Location In Brincliffe, S11
- Open Plan Living with Juliette Balcony
- Modern Kitchen with Integrated Appliances
- Allocated & Visitor Parking
- Leasehold 999 years 01/01/2005
- Service Charge - £1450pa
- Council Tax Band C, EPC Rating C

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APPROXIMATE GROSS INTERNAL AREA = 63.4 SQ M / 682 SQ FT

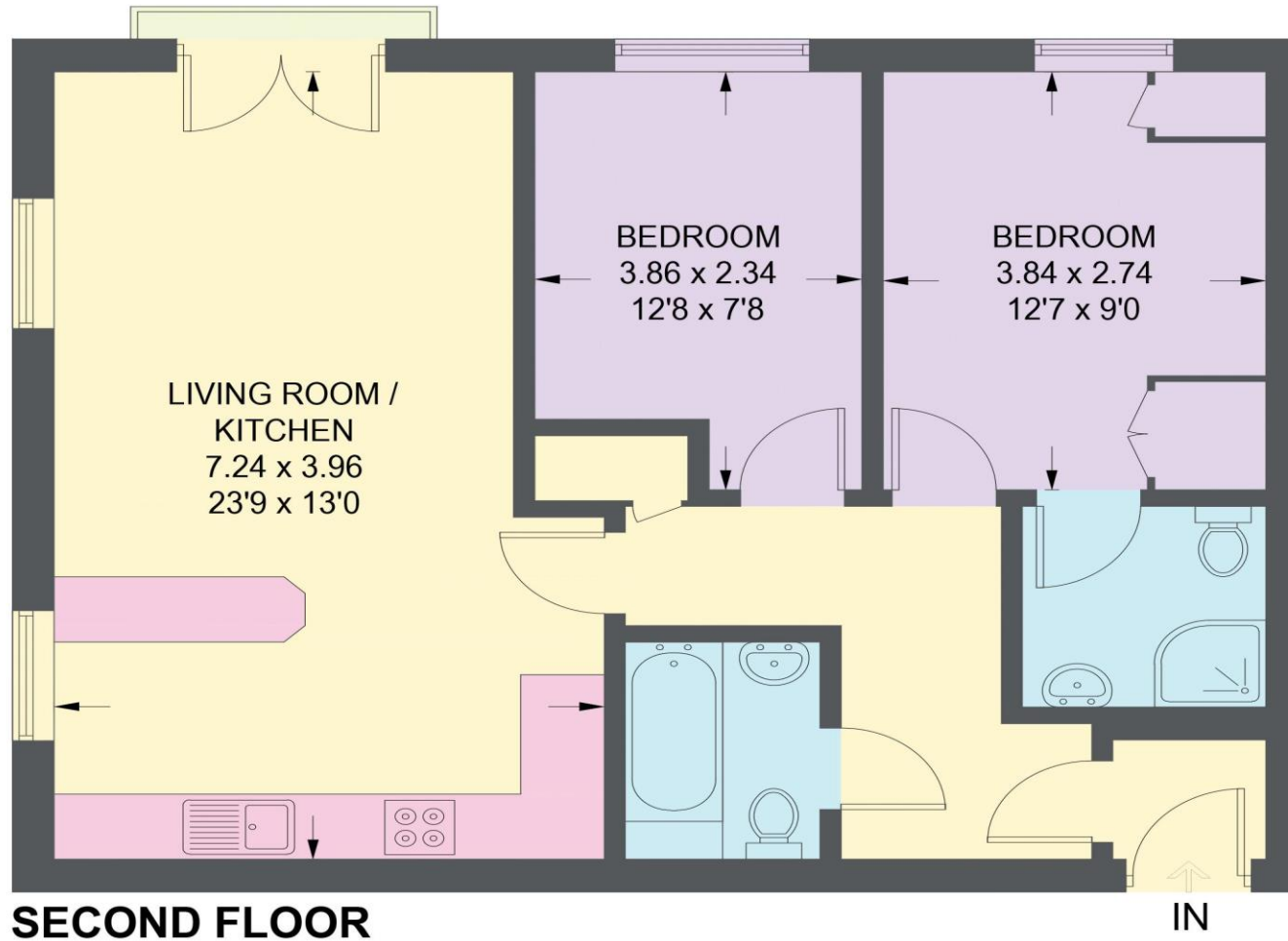


Illustration for identification purposes only, measurements are approximate, not to scale.

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.