



## Fitzwilliam Court

Warren Lane, S35 2YA

Guide Price £115,000



- 2 BEDROOM FIRST FLOOR FLAT
- NO UPWARD CHAIN
- BALCONY OVERLOOKING GARDEN AND FIELDS
- FRESHLY DECORATED IN NEUTRAL TONES
- ALLOCATED PARKING
- OVER 55s DEVELOPMENT
- WELL POSITIONED IN BLOCK WITH LIFTS TO 1ST FLOOR
- PLENTY OF POTENTIAL TO PUT YOUR STAMP ON IT
- WELL LANDSCAPED COMMUNAL GARDENS
- COUNCIL TAX BAND B

# Fitzwilliam Court

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GUIDE PRICE £115,000 - £120,000. NO UPWARD CHAIN! Welcome to this charming first-floor flat located in the desirable Fitzwilliam Court, nestled on sought after Warren Lane in Chapeltown. This property is part of an exclusive development for those aged over 55, offering a peaceful and community-oriented living environment.

As you enter the flat, you will find a well-proportioned reception room that provides a warm and inviting space, perfect for relaxation or entertaining guests. The flat features two comfortable bedrooms, ideal for accommodating guests or creating a personal sanctuary. The bathroom is conveniently located, ensuring ease of access for all residents.

Freshly decorated in neutral tones, this flat offers a blank canvas for you to put your own stamp on it. While some upgrades may be needed, the potential to personalise this space to your taste is an exciting opportunity for any new owner.

One of the standout features of this property is the lovely balcony that overlooks the beautifully maintained communal gardens and fields at the rear. This outdoor space is perfect for enjoying a morning coffee or an evening glass of wine while taking in the serene views. The communal gardens also boast a delightful pond, providing a tranquil setting to relax in.

Briefly comprising entrance hall, WC, living room with balcony, kitchen, wet room, master bedroom and further second bedroom.

This flat is well-positioned within the development, located at the rear of the development and benefitting from some lovely views of the garden and rural fields. With its combination of comfort, potential, and picturesque surroundings, this property is an excellent choice for those seeking a peaceful lifestyle in a welcoming community. Don't miss the chance to make this lovely flat your new home.

## HALLWAY/WC

A roomy entrance hall, offering a large storage cupboard/cloakroom, further door leading to WC with low flush toilet and hand basin, also comprising wall mounted radiator and doors leading to all other rooms.

## LIVING ROOM

17'9 x 9'5 (5.41m x 2.87m)

A light and airy living space drenched in natural light through large sliding patio doors that lead on to a private balcony, hosting stunning views of the gardens and surrounding area. The living room hosts a charming white fireplace with electric fire giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator, wall mounted intercom phone and aerial point.

## BATHROOM

8'1 x 5'10 (2.46m x 1.78m)

A generously sized wet room, fully tiled in serene cream tones, comprising non slip flooring throughout, wall mounted electric shower, pedestal sink, low flush WC, wall mounted radiator, shaving point/light and extractor fan.

## KITCHEN

26'2"3'3" x 22'11"29'6" (8'1 x 7'9)

Hosting an array of cream wall and base units providing plenty of storage space, contrasting wood effect work surfaces, inset one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor above, integrated electric oven, space for a tall fridge/freezer, under counter space and plumbing for washing machine, laminate flooring, wall mounted boiler and uPVC window overlooking the gardens and beyond.

## BEDROOM 1

17'7 x 10'0 (5.36m x 3.05m)

An impressively large master bedroom, hosting an array of built in cream wardrobes, vanity unit with inset sink and drawers offering that extra storage space we all crave, well lit through two UPVC window to both rear and side elevation with

stunning views, also comprising wall mounted radiator and aerial point.

## BEDROOM 2

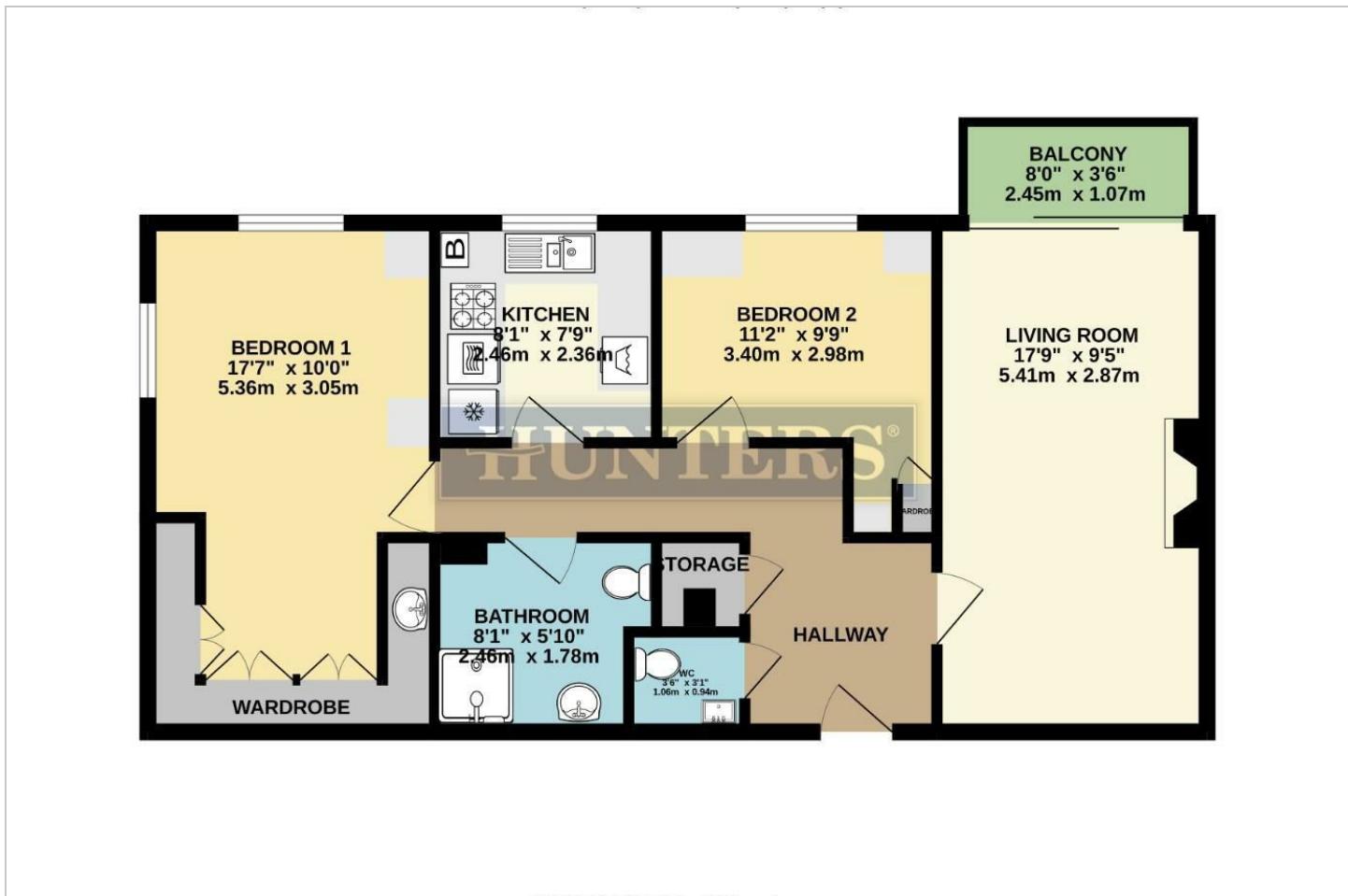
11'2 x 9'9 (at widest points ) (3.40m x 2.97m (at widest points ) )

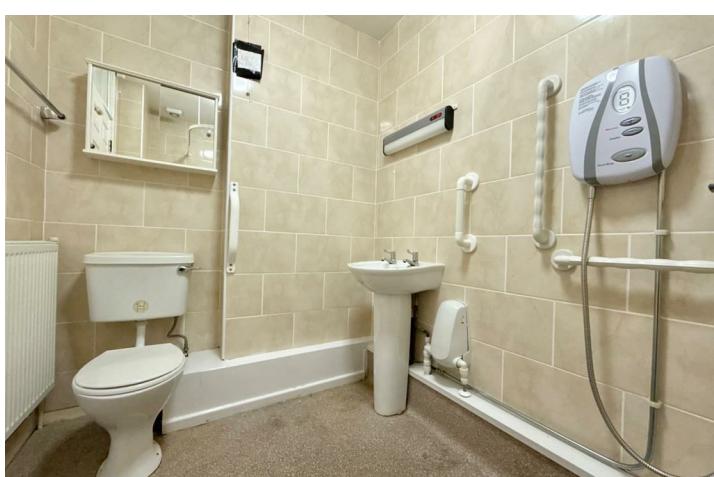
A further good sized bedroom comprising built in small wardrobe and drawers, wall mounted radiator and rear facing uPVC window. This bedroom lies adjacent to the kitchen, so there is an option to incorporate this and make a large kitchen if desired.

## EXTERIOR

One of the standout features of this development is the beautiful, well maintained communal gardens to the rear, well stocked and bursting with colour throughout the years. It also features a tranquil pond area, perfect for sitting out on an evening. To the front of the development is a block paved residents parking area, where the allocated space for flat 20 is conveniently located next to the front door. The property also benefits from a communal hallway, secure access entry system with intercom, shared laundry room and bin store.

## Floorplan







## Energy Efficiency Graph

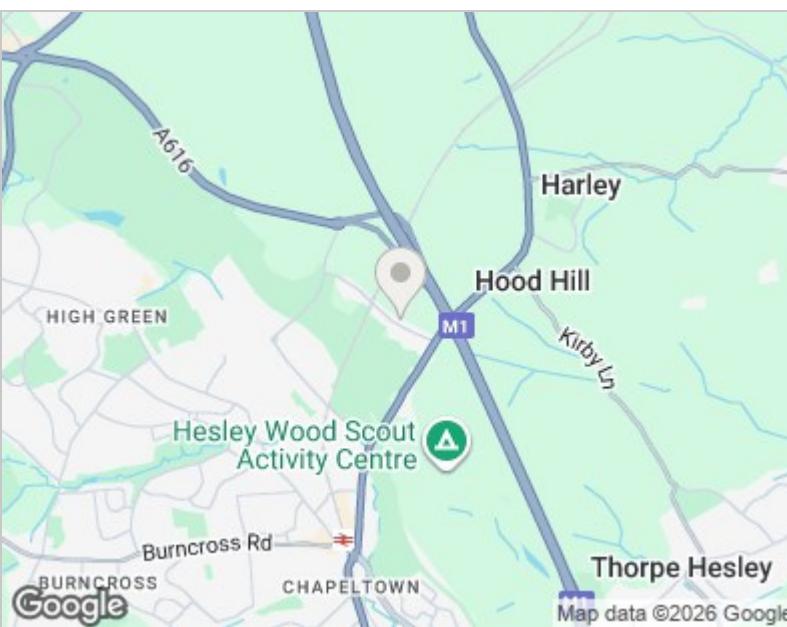
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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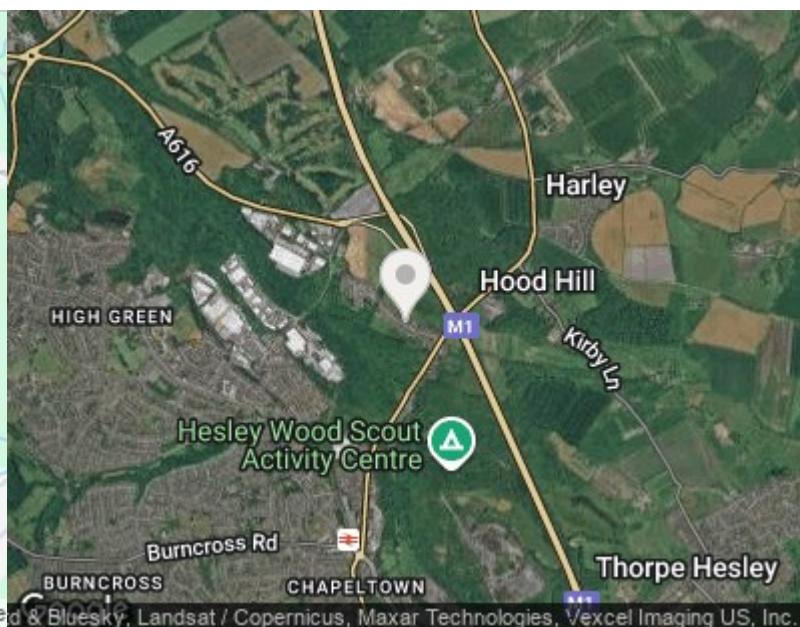
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

