

Marketing Preview



2 Walton Court, Sheffield, S8 7BH

£235,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A unique opportunity to purchase this ready to move into two-bedroom first floor flat, situated in a sought-after area. Beautifully renovated by the current owner, the property benefits from a spacious lounge, stunning kitchen, and modern shower room, along with new windows and doors throughout. Ideally located close to local amenities and offering excellent road links to Sheffield and the Peak District.

SUMMARY

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Entrance is into a welcoming hallway with doors leading to the lounge, shower room, and two bedrooms. The lounge is bright and spacious, featuring a large front-facing window and open access to the kitchen. The modern kitchen is fitted with contrasting wall and base units, an oven, hob and extractor fan, along with a useful storage cupboard. Bedroom one is a double bedroom with fitted wardrobes and a large rear-facing window enjoying views over the gardens and woodland. Bedroom two also benefits from fitted wardrobes, a fitted dressing table, and a rear-facing window. The shower room is modern in style and fitted with a walk-in shower cubicle, vanity unit incorporating the wash basin, and WC.

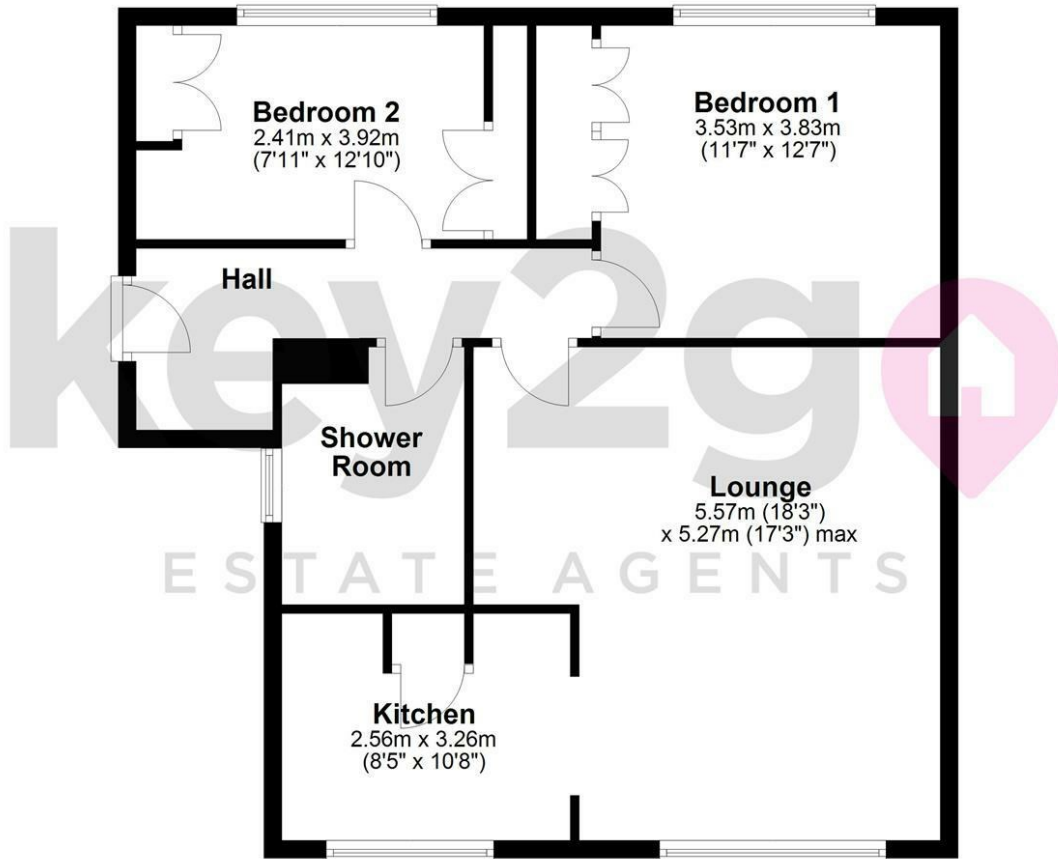
To the front of the property is communal off-road parking for the complex, along with the added benefit of a private garage. To the rear is a large communal garden area.

PROPERTY DETAILS

- LEASEHOLD, 739 YEARS REMAINING, £110PCM SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- ELECTIC HEATING
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

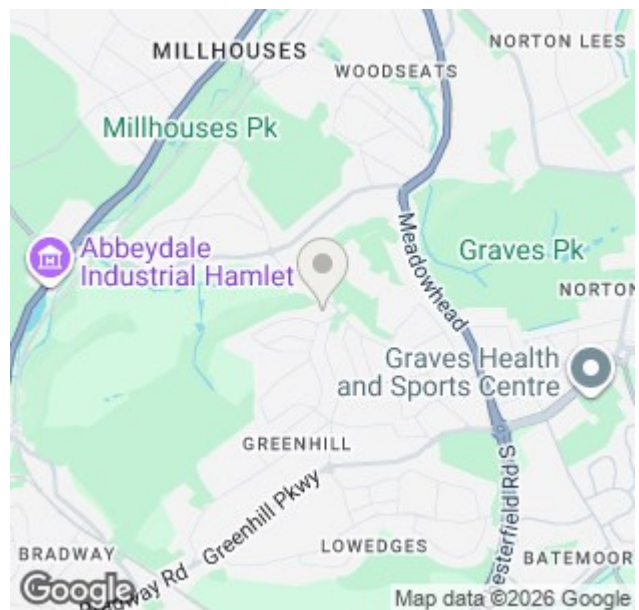
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

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



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