Saxton Mee







Corn Mill Court Loxley Road Sheffield S6 4TN
Offers Around £185,000

St Luke's Sheffield's Hospice

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** FIRST FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT ** ALLOCATED PARKING ** Forming part of the original Cornmill, dating back to 1679 is this spacious, two double bedroom, two bathroom apartment, with charm and character throughout the property has the original truss beams, high ceilings and benefits from an allocated parking space, visitor parking, gas central heating and wooden Georgian style double glazing. There is a communal entrance with stairs rising to the first floor.

Situated in an attractive courtyard, the property is in easy reach of amenities, transport links, open countryside and Sheffield City Centre.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter via a private entrance door with intercom which opens into the spacious hallway with a storage cupboard and access into the open plan living room with bespoke breakfast kitchen. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances including an electric oven, fridge and freezer along with housing and plumbing for a washing machine and the housed gas boiler.

There are two double bedrooms, the master comes with the added advantage of an en suite shower room. The principal bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING & VISITOR PARKING
- OPEN PLAN LIVING
- HIGH CEILINGS & ORIGINAL FEATURES
- EXCELLENT AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE
- REGULAR PUBLIC TRANSPORT INCLUDING THE SUPERTRAM










OUTSIDE
Allocated parking and visitor spaces. There is access over the bridge to a seating area looking over the Goit and waterwheel which is in original working order and the River Don.

LOCATION
Situated in this extremely popular location of the Loxley Valley within close proximity of countryside walks, good local amenities, regular public transport, shops and reputable schools. The Supertram link at Malin Bridge is close by.

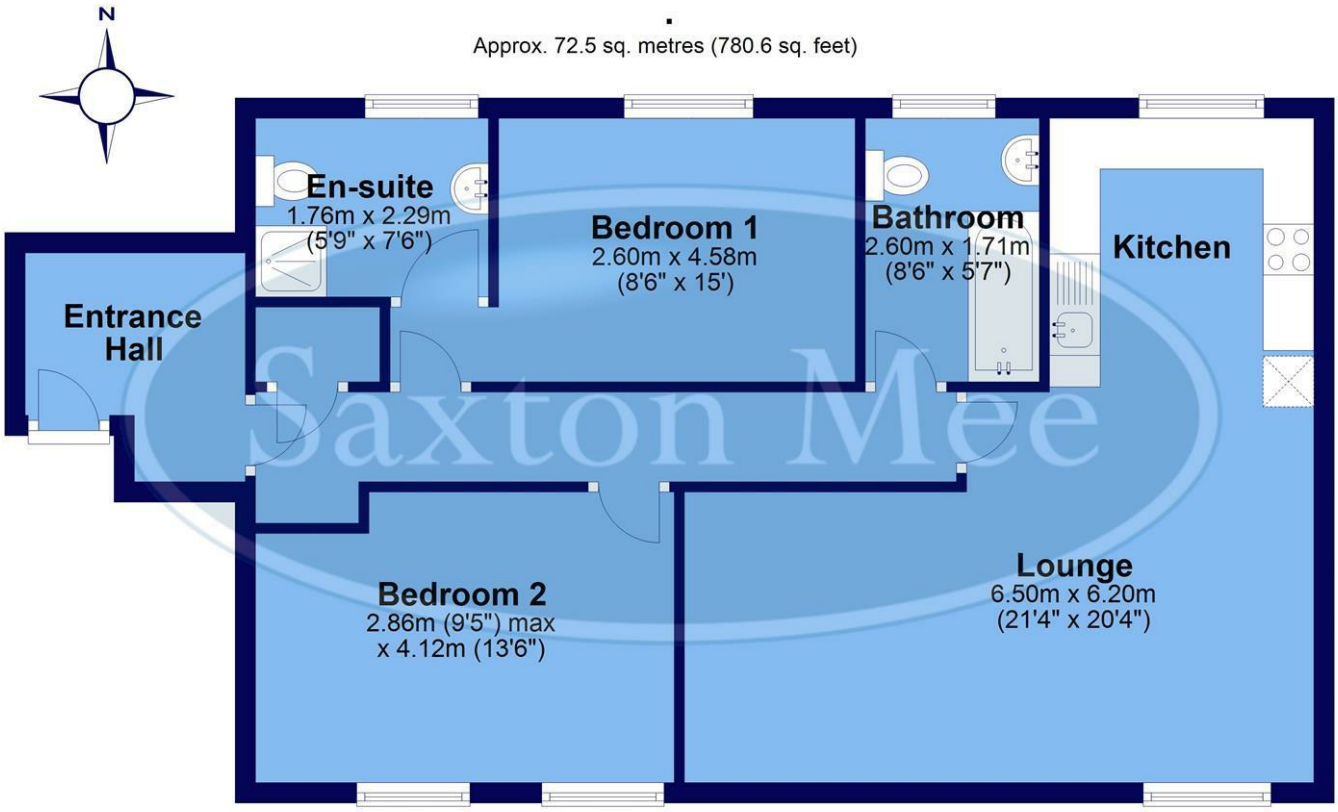
MATERIAL INFORMATION
The property is Leasehold with a term of 125 years (starting date to be confirmed).
The property is currently Council Tax Band B.

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Approx. 72.5 sq. metres (780.6 sq. feet)

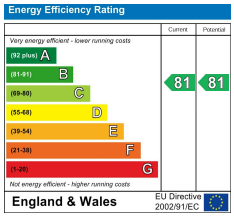


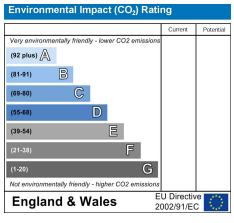
Total area: approx. 72.5 sq. metres (780.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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www.saxtonmee.co.uk





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