

26 Mayfield Heights, Brookhouse Hill, Sheffield, S10 3T

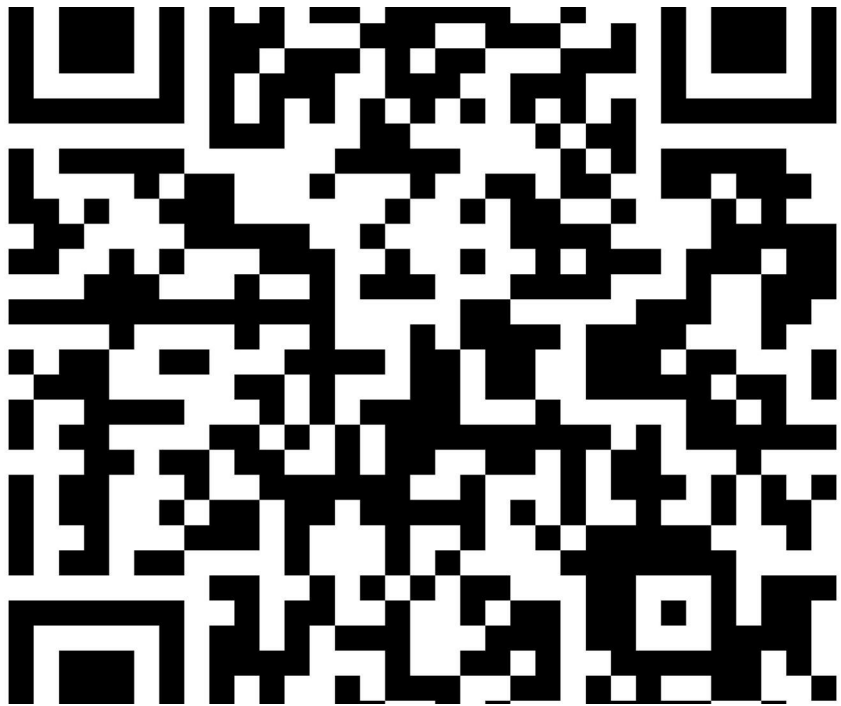
26 Mayfield Heights, Sheffield, S10 3TT

Description

A large, light and spacious ground floor apartment that forms part of this purpose built block that stands on a southerly facing slope, overlooking the idyllic Mayfield Valley. The property combines an almost rural feel with the convenience of local shops and transport links all set against the beautiful backdrop of the sumptuous communal grounds that extend to seven acres and the valley beyond. This very popular and exclusive development is ideal for those wishing to downsize and future proof their lives. The accommodation is protected by a secure communal hallway and the flat itself offers a super range of versatile accommodation laid out over the ground floor. Boasting three bedrooms alongside a well proportioned reception room and a breakfast kitchen there is also an undercroft storage room and garage for your storage needs and a private balcony that is accessible from the sitting room, providing a private area to enjoy sundowners and admire the natural beauty of the valley which can be explored directly from your own doorstep. Residents of Mayfield Heights collectively own the freehold so there is no ground rent charges and the excellent EPC rating of C, the reasonable annual service charges of £2520 and the fact that there is no onward chain add to the appeal of the site and this property in particular.

- Three bedrooms offering versatility in their use.
- Two bathrooms including one ensuite shower room to the large, principal bedroom.
- Breakfast kitchen with great proportions featuring some integrated appliances and others that may be available via separate negotiation.
- Substantial sitting room with a dual aspect that includes a Juliette balcony, encompassing the glorious views.
- South facing balcony providing your own place to enjoy the view.
- Allocated off road parking for one vehicle, garage with electric door and guest bays.
- Secure undercroft storage facility.
- Communal hallway, L shaped reception hall and separate W.C/cloakroom.
- Gorgeous grounds that extend to over seven acres featuring direct access to the walking trails that lead along the valley floor.
- EPC rating C76, share of freehold and Council Tax Band F.

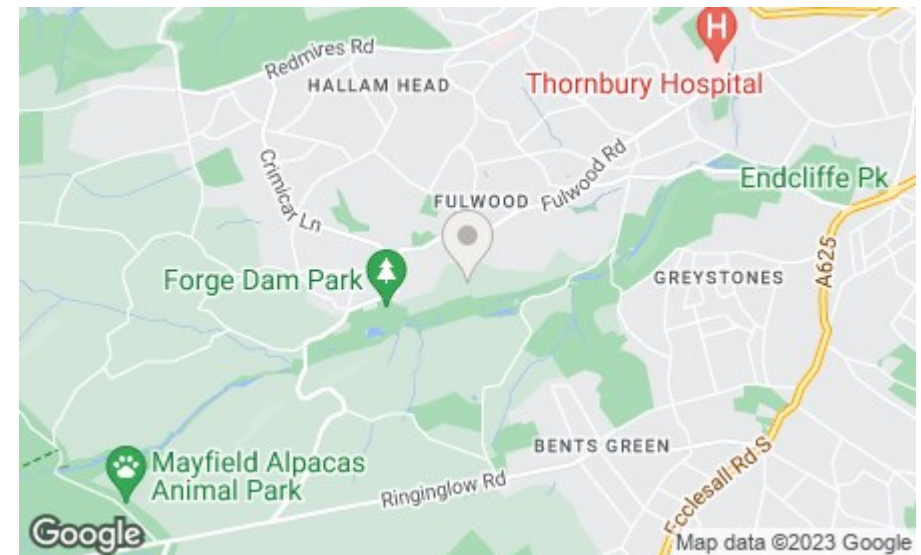




121 sq m/1302.43 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



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