



Spencer.

23 Fitzwilliam Court, Bartin Close, Ecclesall, S11  
9GE

## Buy —

this superbly presented one double bedroom third floor apartment which forms part of this desirable over 60's development in the popular area of Ecclesall S11.

— from *Spencer.*

- Superb top floor retirement apartment
- One double bedroom
- Recently decorated and new carpets
- Fitted kitchen with appliances included
- Allocated parking space
- Lift and stair access to all floors
- Communal residents lounge and laundry room
- Council Tax Band - B
- EPC Rating-C
- What3words:///native.begin.chip

Offers Around

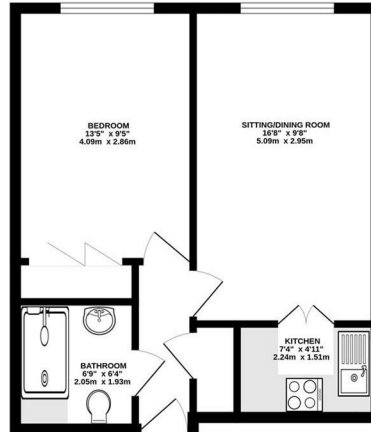
**£99,000**





# Floorplan

FORTH FLOOR  
CEILING HEIGHT 2.3 M  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other works are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should not be used as a basis for any representation or warranty. No liability or responsibility can be given. Measurements are given to the nearest millimetre.



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Viewing: Via the Agents  
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