



Buy -

this fabulous first floor, one double bedroom apartment in this quiet and leafy location with parking.

-from Spencen.

- · Available with no chain
- Superbly presented first floor apartment
- · One double bedroom
- Separate fitted kitchen with appliances included
- · Good sized lounge
- Well maintained communal gardens
- · Residents Parking
- . Council Tax Band-A
- EPC Rating-D
- What3words///drift.studio.drape











£125,000



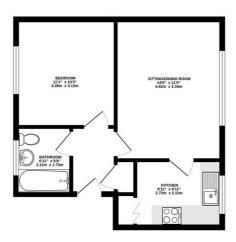






Floorplan

FIRST FLOOR CEILING HEIGHT 2.28 420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (19.9 sq.m.) approx.

Ithid cosy alment has been reads a resurce the source; of the foreigns consequed text, resource
of doors, wedow, soons and any other items are approximate and no separately as select the cay
pressure our resistance. This plan is the fluttering report only and thought event as such by a
prespective purchase. The energies specified and applications of some have not been lessed and no gave
and the results of the selection of the





+44 (0)114 268 3682 info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP SpencersEstateAgents.co.uk **y** SpencersAgents

SpencersAgents

■ SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$