



Spencer.

Upper Flat, 4 Severn Road, Broomhill, S10 2SU

**Buy** —

this superbly presented and proportioned four bedroom duplex apartment with off street parking and courtyard garden/garage area.

— from *Spencer.*

- Stunning four bedroom apartment
- Lounge and dining kitchen
- Superb proportions
- Two bathrooms
- Courtyard Garden/Garage area
- Off Street Parking
- Period features throughout
- Council Tax Band -D
- EPC Rating-D
- What3words///curry.copy.names



Offers Around

**£435,000**











# Floorplan

## UPPER FLAT, 4 SEVERN ROAD

APPROXIMATE GROSS INTERNAL AREA = 151.3 SQ M / 1628 SQ FT

OUTBUILDING = 22.6 SQ M / 243 SQ FT (INCLUDING GARAGE)

TOTAL = 173.9 SQ M / 1871 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

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 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948