



*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](#)



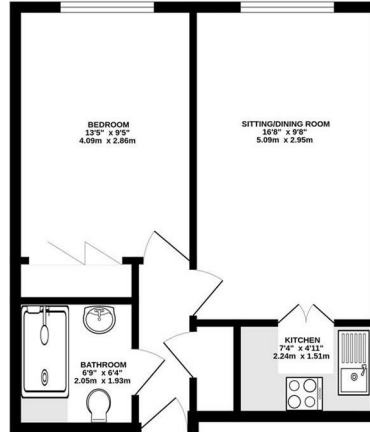
Offers Around

**£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, actual measurements of floors, walls, stairs and any other work are approximate and no responsibility is taken for any error, omission or misstatement. This plan, floor plan and perspective drawings are intended to assist in the sale of the property and do not constitute a 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.  
Made and Issued on 12/03/2024



**Spencer.**

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Viewing: Via the Agents  
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