



Spencer.

Birtin Works 120, Henry Street, Shalesmoor, S3 7LE

Buy —

this tenanted one bedroom modern apartment, part of the Palatine Gardens development at the edge of the City Centre

— from *Spencer.*

- Available with no chain
- One bedroom apartment
- Modern, well fitted kitchen with appliances included
- Contemporary fitted shower room
- Communal courtyard garden
- Currently tenanted @£775PCM
- Excellent location, good transport links, communal garden and bike store
- Council Tax Band-A
- EPC Rating-C
- What3Words///found.them.larger

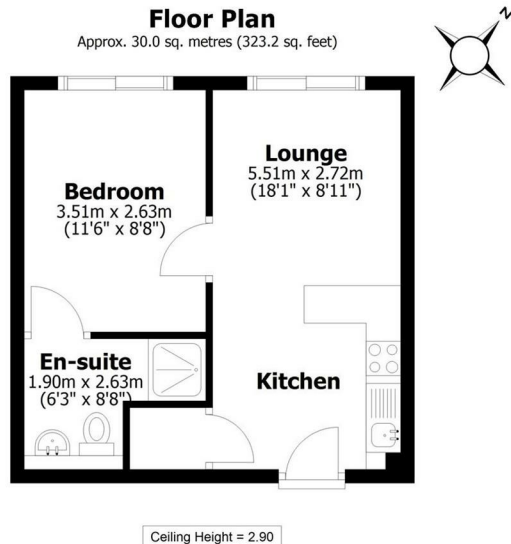
Offers Around

£115,000





Floorplan



Total area: approx. 30.0 sq. metres (323.2 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

304 Birtin Works, 120 Henry Street

Spencer.

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

469 Ecclesall Road, Sheffield, S118PP
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