



## Buy

this recently redecorated and furnished, two bedroom City Centre apartment available with no chain and close to transport links and Sheffield train station, making it an ideal first time buyer or rental investment opportunity.

## from Spencer.

- · Available with no chain
- Two bedroom city centre apartment
- Modern bathroom
- · Open plan lounge kitchen diner
- Gated development with secure intercom entry system
- · Internal passenger lift
- Ideal for first time buyer or investor
- · Council Tax Band-B
- EPC Rating-C
- What3words///roof.river.yards









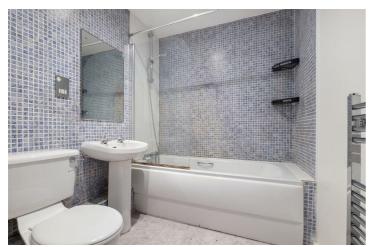


Offers Around

£115,000



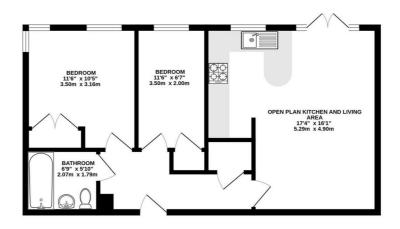






## Floorplan

THIRD FLOOR 569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 s.g. ftt. (52.0 s.g. m.) approx.

White evey sittings have been easile to receive the access of the hospital costaned letter, measurement of doors, windows, rooms and any other terms are approximate and no responsibility to staken the any every measurement. This plan is not illustrative purpose or your and bound to seek as such by any prospective purchaser. The services, systems and applications shown have not been lested and no guarante as it is the services. The services, systems and applications shown have not been lested and no guarante as it is the services.



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

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

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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

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