



Spencer.

Flat 20 Sandiron House, 453 Abbey Lane, Beauchief, S7 2OZ

Rent —

this superb second floor two double bedroom, two bathroom apartment in the heart of this leafy convenient location.

from *Spencer*.

- **AVAILABLE NOW**

- Two double bedrooms with flexible space for home office
- Family bathroom and ensuite shower room
- Allocated parking space
- Open plan living kitchen diner
- Excellent location within walking distance to train station
- Council Tax Band -D
- EPC Rating-C
- Holding Deposit - £230
- Security Deposit - £1,150



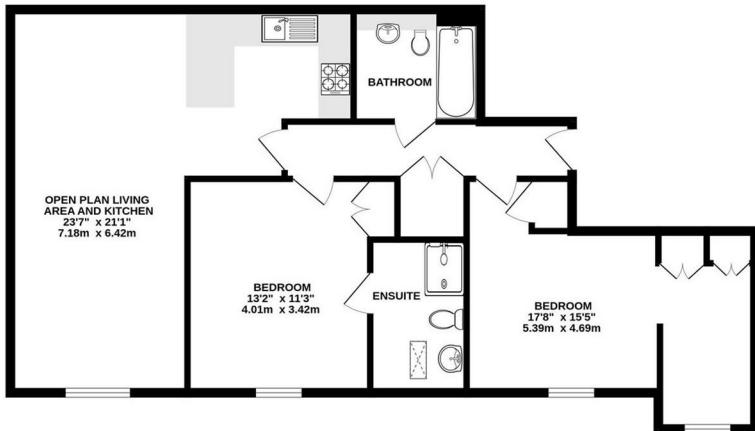
£1,000

PCM



Floorplan

THIRD FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS200

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Viewing: Via the Agents

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