



Spencer.

**Flat 20 Sandiron House, 453 Abbey
Lane. Beauchief. S7 20Z**

Rent —

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

— from *Spencer.*

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- 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 - £250
 - Security Deposit - £1,265
-

£1,100

PCM





Floorplan

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



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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing: Via the Agents
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