



Spencer.

2, Hallam Chase, Sandygate, S10 5SW

**Buy** —

this fabulous one double bedroom ground floor apartment which is beautifully presented and located within the highly sought after suburb of Sandgate, S10.

— from *Spencer.*

- Available with no chain
- Well presented ground floor apartment
- One double bedroom
- Lounge/Dining room
- Modern fitted kitchen
- Off street parking
- Excellent location
- Council Tax Band -A
- EPC Rating- D
- What3words///social.salon.drift



**£145,000**



# Floorplan

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 447 sq.ft. (41.5 sq.m.) approx.

Whilst every effort has been made to provide the accuracy of this floorplan, 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 guidance purposes only and does not constitute 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.  
Date: 01/09/2022

**Spencer.**

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Viewing: Via the Agents  
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