



Buy

this superbly located ground floor two bedroom apartment with private entrance, communal off street parking and gardens in a peaceful setting, close to amenities.

-from Spencer.

- Ground floor apartment with private entrance
- · Two bedrooms
- Living room and well fitted modern kitchen
- · Wet room/bathroom
- 70% ownership in an over 55's community
- · Communal gardens
- · Communal car park
- . Council Tax Band-A
- EPC Rating-C
- · What3words///using.puzzle.author











£120,000









Floorplan

GROUND FLOOR



of doors, workness, norms and any other forms are approximate and no responsibility is believe for any error, prospective processors. This plan is for floatistative purposes only and should be used as such by any prospective purchaser. The services yielders and applicancy shown have not does lessed and no guarantee as to their operationly or efficiency can be given.

Made with Neberger (2005)



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

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

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$