

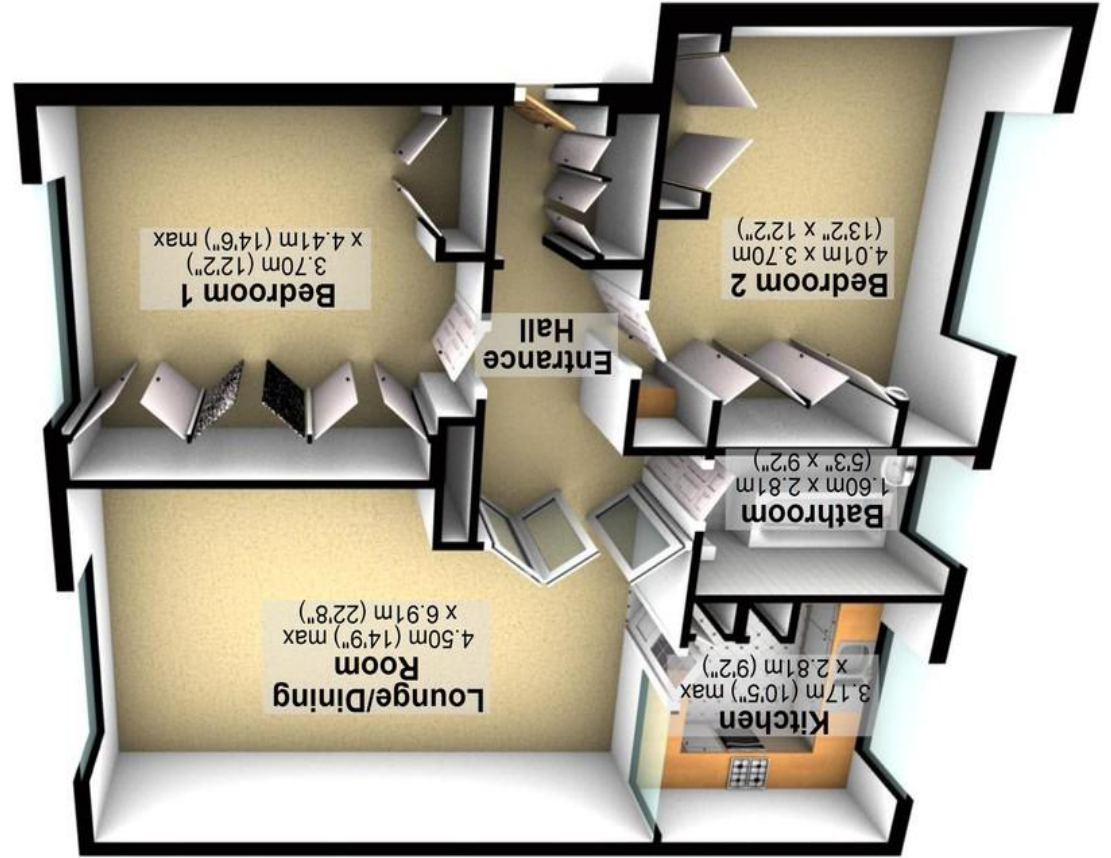
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
74	63
<p>EU Directive 2002/91/EC</p>	



Total area: approx. 97.1 sq. metres (1045.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.



Ground Floor
Approx. 84.0 sq. metres (903.8 sq. feet)

Lounge/Dining Room
4.50m (14'9") max
x 6.91m (22'8")

Bedroom 1
3.70m (12'2")
x 4.41m (14'6") max

Kitchen
3.17m (10'5") max
x 2.81m (9'2")

Bathroom
1.60m x 2.81m
(5'3" x 9'2")

Bedroom 2
4.01m x 3.70m
(13'2" x 12'2")

Hall
Entrance





2 Hill Turrets Close | Ecclesall | Sheffield | S11 9RF Property Tenure: Leasehold

Forming part of this superb residential development in the very heart of Ecclesall is this well presented and incredibly deceptive, two double bed roomed, ground floor apartment. Quietly tucked away on this cul de sac position and set back from the hustle and bustle yet within a short stroll of numerous amenities at Bents Green or Park Head, great local public transport links are also close by and both Ecclesall woods and The Peak District are on the doorstep. Perfect for those looking to downsize or the professional couple this beautiful apartment is offered to the open market with the benefit of no onward chain involved. With smoke visitors parking bays and detached private garage it's easy to say that viewing is absolutely essential to fully appreciate this super light and spacious property.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT
- PRIVATE DETACHED SINGLE GARAGE
- AMPLE VISITOR PARKING SPACES
- HEART OF ULTRA POPULAR ECCLESALL
- QUIET NO THROUGH ROAD SET BACK FROM THE HUSTLE AND BUSTLE
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- VIEWING ADVISED TO APPRECIATE THE SIZE ON OFFER
- PERFECT FOR THOSE LOOKING TO DOWNSIZE OR PROFESSIONAL COUPLE
- CLOSE TO AMENITIES WITHIN BENTS GREEN AND PARK HEAD
- LEASEHOLD COUNCIL TAX BAND C

GUIDE PRICE £230,000-£240,000

