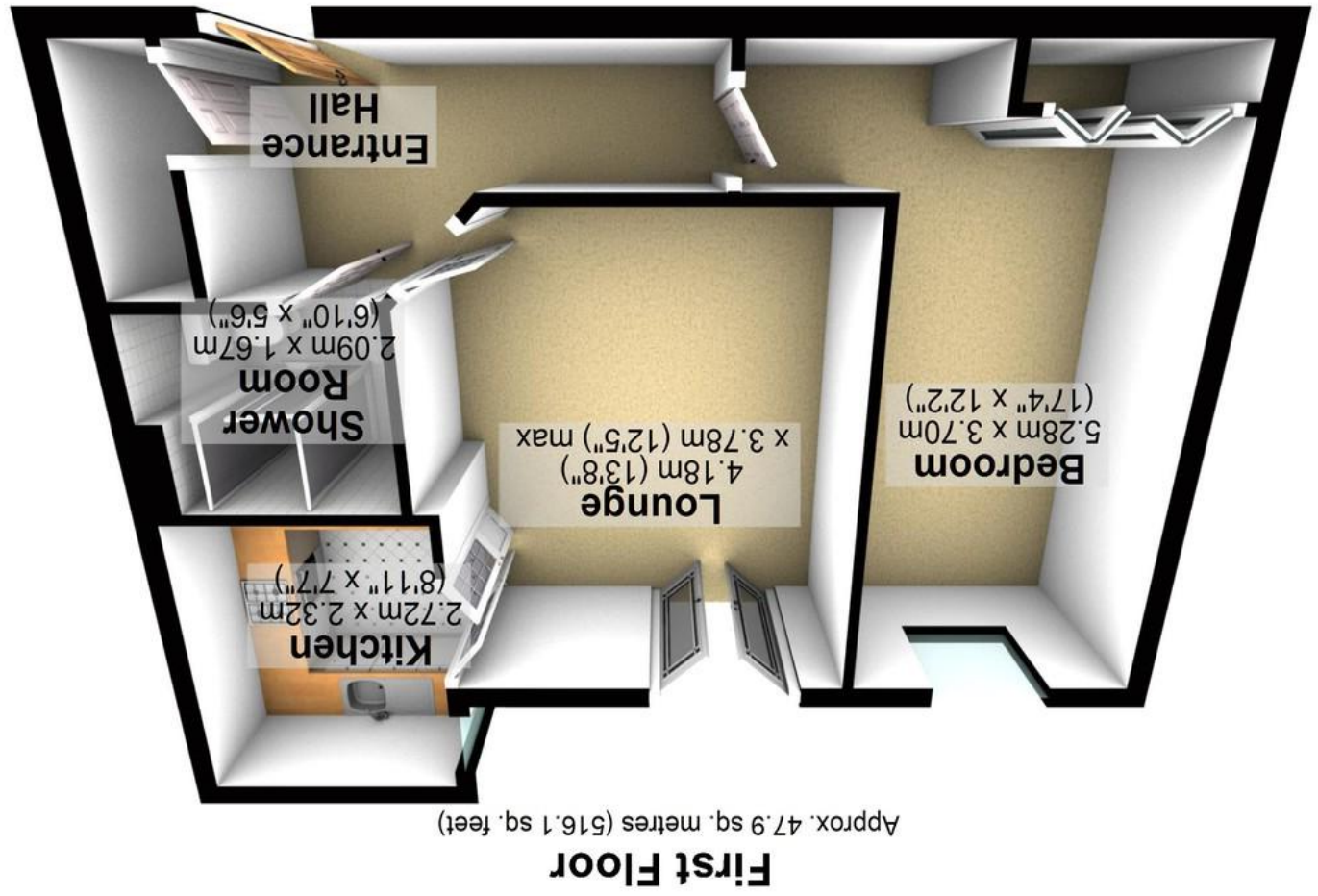


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
86	86

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
G	(1-20)
F	(21-25)
E	(26-54)
D	(55-68)
C	(69-80)
B	(81-93)
A	(94-100)
	Very energy efficient - lower running costs

Total area: approx. 47.9 sq. metres (516.1 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





358 Manchester Road | Crosspool | Sheffield | S10 5DQ Property Tenure: Leasehold

Forming part of this superb retirement development in the very heart of Crosspool is this fabulous, well presented and spacious one bed roomed apartment. Being shielded from Manchester road, it is within easy access of iCrosspool's many amenities, shops, public transport links and of course The Peak District is right next door. With lift access to all floors, a communal residents lounge, a pull cord assistance system, communal gardens, free laundry room, ample parking and available with no onward chain involved this apartment is specially set up to cater for the over 60's market and will be of particular interest to those looking to downsize. Enjoying an incredibly light feel throughout and having mainly recently been redecorated it's easy to say that viewing is absolutely essential to do full justice.



PROPERTY FEATURES

- RETIREMENT DEVELOPMENT FOR THE OVER 60'S
- ONE BEDROOMED SPACIOUS APARTMENT
- LIFT ACCESS TO ALL FLOORS
- RESIDENTS LOUNGE AND SOCIAL AREA
- AVAILABLE WITH NO ONWARD CHAIN
- AMPLE PARKING AND VISITORS SPACES
- HEART OF CROSSPOOL AND CLOSE TO PUBLIC TRANSPORT
- NUMEROUS LOCAL SHOPS ARE A SHORT STROLL
- IDEAL FOR THOSE LOOKING TO DOWNSIZE
- VIEWING AVAILABLE BY APPOINTMENT

OFFERS IN REGION OF £120,000

