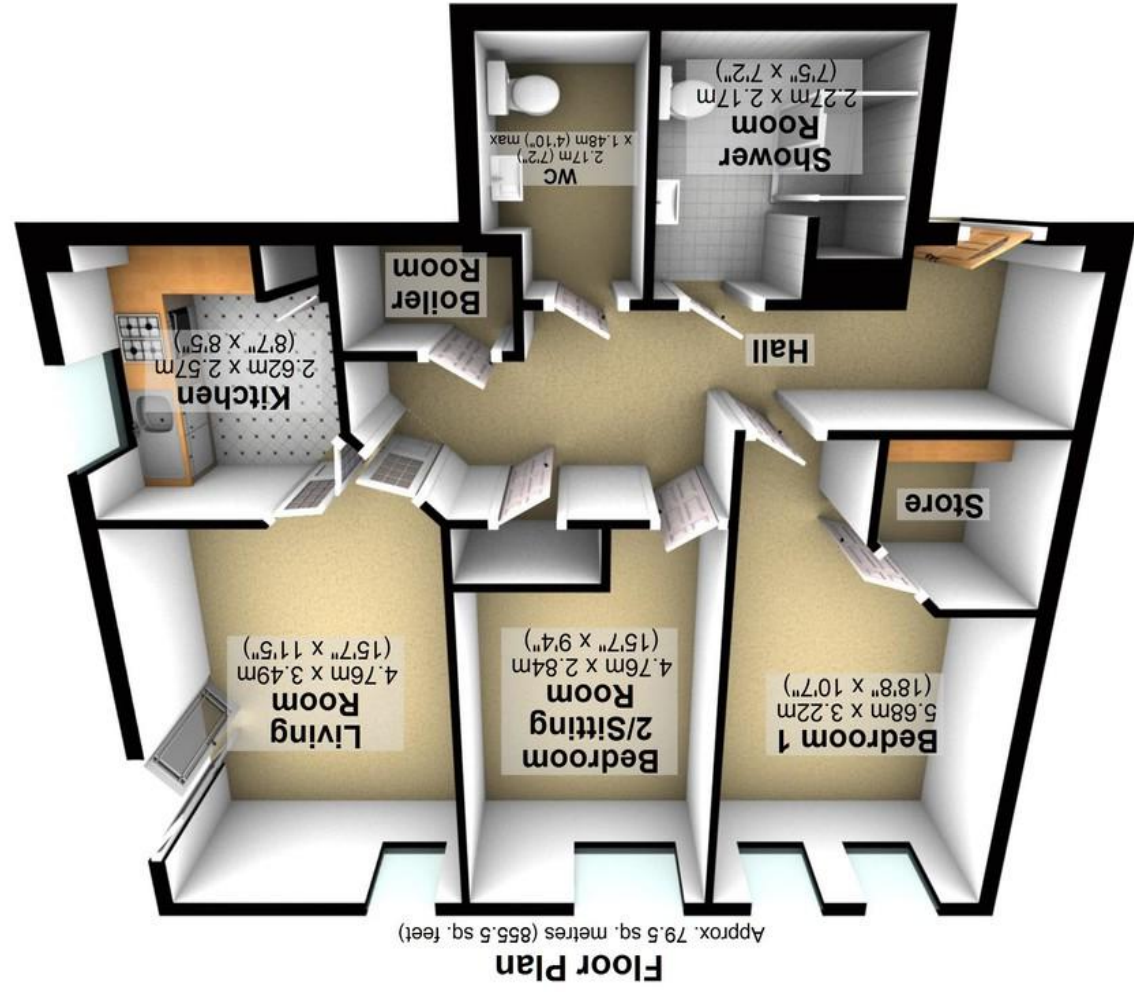


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
83	83
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 79.5 sq. metres (855.5 sq. feet)





Apt 60 Abbeydale Road | Abbeydale | Sheffield | S7 2BN **Property Tenure:** Leasehold

An excellent two double bed roomed pent house apartment. In our opinion this number 60 offers one of the finest positions with a double aspect and some fabulous views. Forming part of this superb retirement development specifically designed with the over 75's in mind. With numerous clever design features to assist in later years living, lift access to all floors, high level cookers and many more. Ideal for those looking to live in a comfortable environment with those at a similar stage of life. Perfectly placed in this quiet tucked away position, standing in its own private grounds within a tranquil setting this beautiful and spacious apartment must be viewed internally to be fully appreciated and is offered to market with the benefit of no onward chain and immediate vacant possession. Enjoying full use of the residents lounge, care packages are also available if required and a semi assisted approach is part of the ethos within this stunning development.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED APARTMENT
- PENT HOUSE APARTMENT WITH DUAL ASPECT
- AVAILABLE WITH NO ONWARD CHAIN
- 855 SQUARE FEET OF ACCOMMODATION
- LIFT ACCESS TO ALL FLOORS AND COMMUNAL RESIDENTS LOUNGE
- SEMI ASSISTED LIVING DEVELOPMENT
- 24 HOUR CARE PACKAGES AVAILABLE IF REQUIRED
- ON SITE FULLY CATERED RESTAURANT
- PERFECT FOR THE GENERATION LOOKING TO DOWN SIZE
- LEASEHOLD 116 YEARS LEFT TO REMAIN COUNCIL TAX BAND D £2,053.83

OFFERS IN REGION OF £230,000

