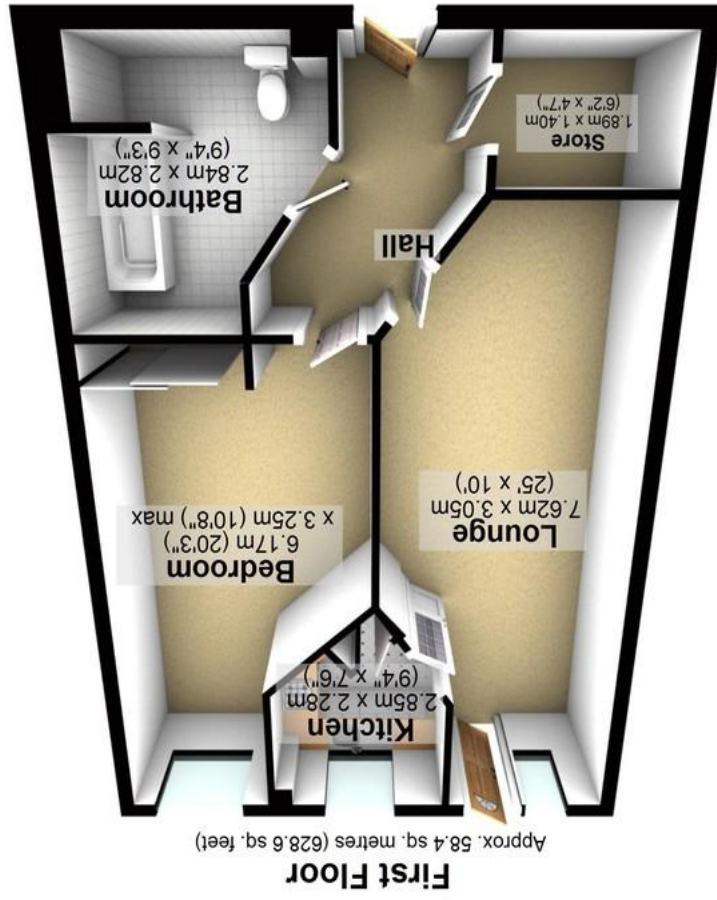


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epc4u.com

Energy Efficiency Rating	
Potential	Current
87	87
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	B (81-91)
C (69-80)	D (55-68)
E (39-54)	F (21-38)
G (1-20)	

Total area: approx. 58.4 sq. metres (628.6 sq. feet)
 All measurements are approximate
 Plan produced using PlanUp.





Abbeydale Road | Abbeydale | Sheffield | S7 2BN

Property Tenure: Leasehold

An excellent one bedroomed ground floor apartment that benefits from its own private patio garden area. Forming part of this superb retirement development specifically designed with the over 70'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

- STUNNING ONE BEDROOMED GROUND FLOOR APARTMENT
- PRIVATE PATIO GARDEN THAT IS A RARITY
- SUPERB DEVELOPMENT DESIGNED FOR THE OVER 70'S
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- 24 HOUR ROUND THE CLOCK CARE PACKAGES AVAILABLE
- ON SITE RESTAURANT AVAILABLE FOR RESIDENTS
- LIFT ACCESS TO ALL FLOORS AND RESIDENTS LOUNGE
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- SPACIOUS AND LIGHT FEEL THROUGHOUT

GUIDE PRICE £175,000-£180,000

