

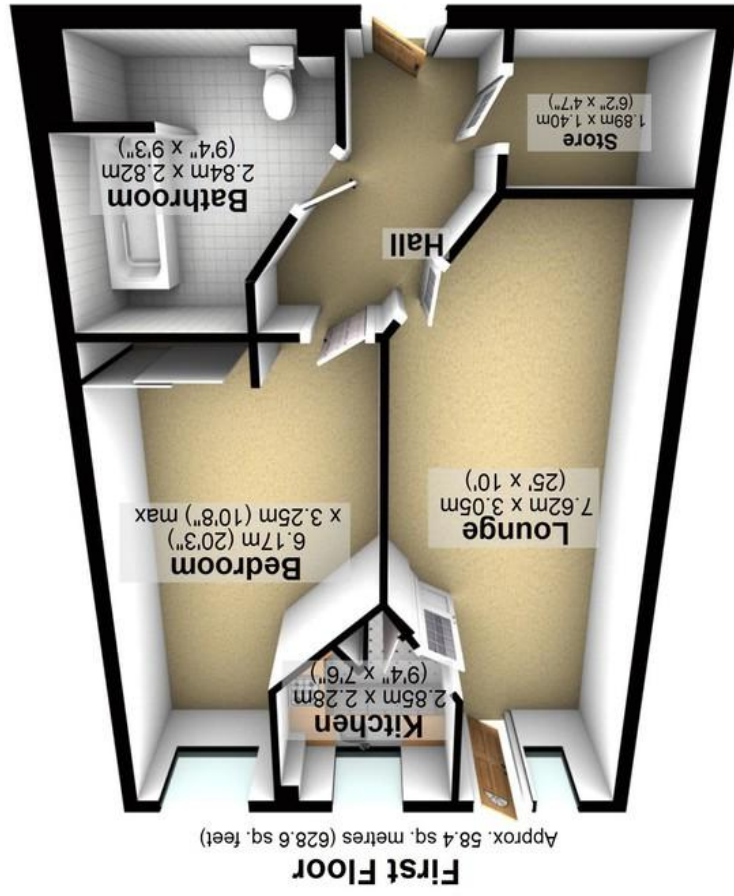
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
81	81

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

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





900 Abbeydale Road | Abbeydale | Sheffield | S7 2BN

**Property Tenure:** Leasehold

An excellent one bedroomed top floor apartment that benefits from stunning views over the communal gardens. 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 TOP FLOOR FLOOR APARTMENT
- SUPERB DEVELOPMENT DESIGNED FOR THE OVER 70'S
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- 24 HOUR ROUND THE CLOCK CARE PACKAGES AVAILABLE
- LOCATED TO THE REAR OF THE DEVELOPMENT WITH VIEWS OVER THE GARDENS
- ON SITE RESTAURANT AVAILABLE FOR RESIDENTS
- LIFT ACCESS TO ALL FLOORS AND RESIDENTS LOUNGE
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS

**OFFERS IN REGION OF £140,000**

