

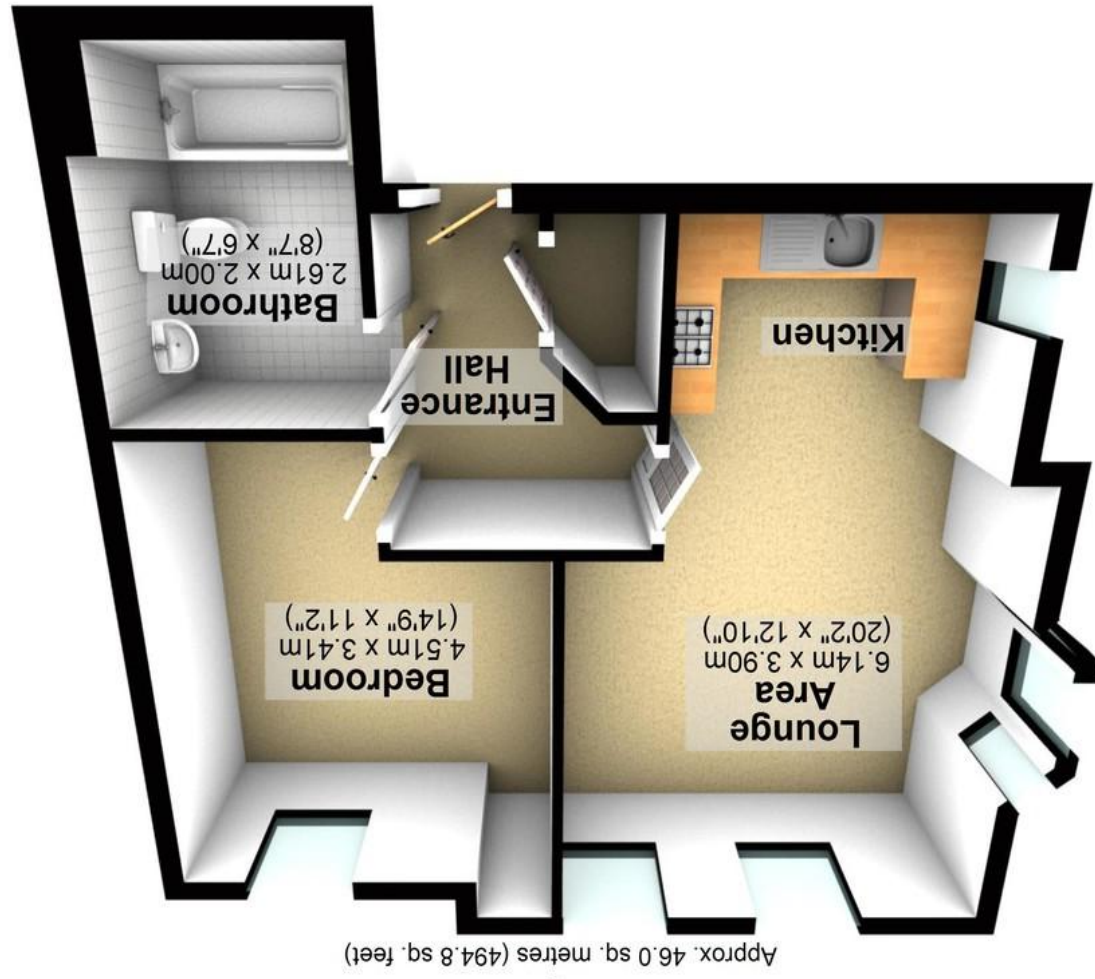
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
85	85

England & Wales	
EU Directive 2002/91/EC	Www.epcau.com
A (92+)	Very energy efficient - low 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. 46.0 sq. metres (494.8 sq. feet)





21c St. Andrews Road | Brincliffe | Sheffield | S11 9AL

Property Tenure: Leasehold

Forming part of this fabulous residential development is this tastefully presented and very well proportioned one double bed roomed first floor apartment. With secure gated parking, intercom entrance and visitor parking bays number 3 is absolutely pitch perfect for the professional couple, first time buyer or those looking to invest. Located in the very heart of ultra popular Brincliffe within Sheffield 11 number three is offered with no upward chain. Centrally placed close to fashionable Sharrow Vale and Nether Edge that are chocked full of independent cafes, eateries and shops together with great public transport links, Sheffield city centre, universities and hospitals are close by as is Chelsea park and of course The Peak District is on the door step. In brief the property comprises, entrance hall, open plan sitting and dining room that flows to a fitted kitchen. Double bedroom and bathroom.

PROPERTY FEATURES

- ONE BEDROOMED FIRST FLOOR APARTMENT
- STUNNING DEVELOPMENT WITH GATED ACCESS
- ALLOCATED PARKING SPACE AND VISITOR SPACES
- PERFECT FOR THE PROFESSIONAL COUPLE INVESTOR OR FIRST BUY
- SPACIOUS AND LIGHT FEEL THROUGHOUT
- HEART OF ULTRA POPULAR BRINCLIFFE
- CLOSE TO BOTH NETHER EDGE AND SHARROW VALE
- EASY ACCESS TO THE PEAK DISTRICT
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B LEASEHOLD PROPERTY 105 YEARS LEFT

