Saxton Mee

Holyrood Avenue Lodge Moor Sheffield S10 4NW
Offers In The Region Of £215,000

St Luke's
Sheffield's Hospice

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** GROUND FLOOR APARTMENT ** NO ONWARD CHAIN ** ALLOCATED PARKING ** This well presented two-bedroom ground-floor apartment forms part of a highly sought-after and secure residential development, ideally positioned within the prestigious Lodge Moor area.

Offered to the open market with the added benefit of no onward chain, the property is tastefully decorated in neutral tones throughout and provides well-proportioned, contemporary accommodation. Notable features include fitted wardrobes to the principal bedroom, two bath/shower rooms, an allocated parking space conveniently located close to the entrance, and a secure intercom entry system.

At the heart of the apartment is an open-plan living space, featuring a bay with floor-to-ceiling windows and stylish plantation shutters, allowing an abundance of natural light to fill the room. An island unit provides an attractive and practical division between the living area and the kitchen, which benefits from a range of integrated appliances including a fridge freezer, dishwasher, electric hob, washer dryer and microwave combination oven.

Combining modern, low-maintenance living with a desirable location and secure surroundings, this superb apartment is likely to appeal to a variety of purchasers and is well worthy of an internal inspection.

- TWO BEDROOMS
- TWO BATH/SHOWER ROOMS
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING KITCHEN
- NO ONWARD CHAIN
- WELL PRESENTED
- NEUTRAL DECOR
- ALLOCATED PARKING
- COMMUNAL GARDENS
- POPULAR DEVELOPMENT

OUTSIDE
The building is situated within beautifully manicured communal grounds, which are well kept and give the property a delightful approach. Allocated parking space and ample visitor parking spaces on site.

LOCATION
The location is particularly well placed for those wishing to enjoy the best of both city and country living, with open countryside and the Peak District National Park readily accessible from the area. The communal grounds themselves enjoy attractive open views, further enhancing the development's appealing semi-rural feel. Lodge Moor is a sought-after residential neighbourhood with convenient access to local amenities and regular transport connections towards Sheffield city centre. A bus stop is within a short walk of Kinder House, while the location is also well placed for Sheffield's principal hospitals and universities. For outdoor enthusiasts, the surrounding countryside provides an excellent backdrop for walking, running and cycling, making Kinder House an appealing choice for purchasers seeking a quieter setting without sacrificing access to Sheffield's extensive amenities.

MATERIAL INFORMATION
Tenure: Leasehold - 974 years remaining
Council Tax Band: D

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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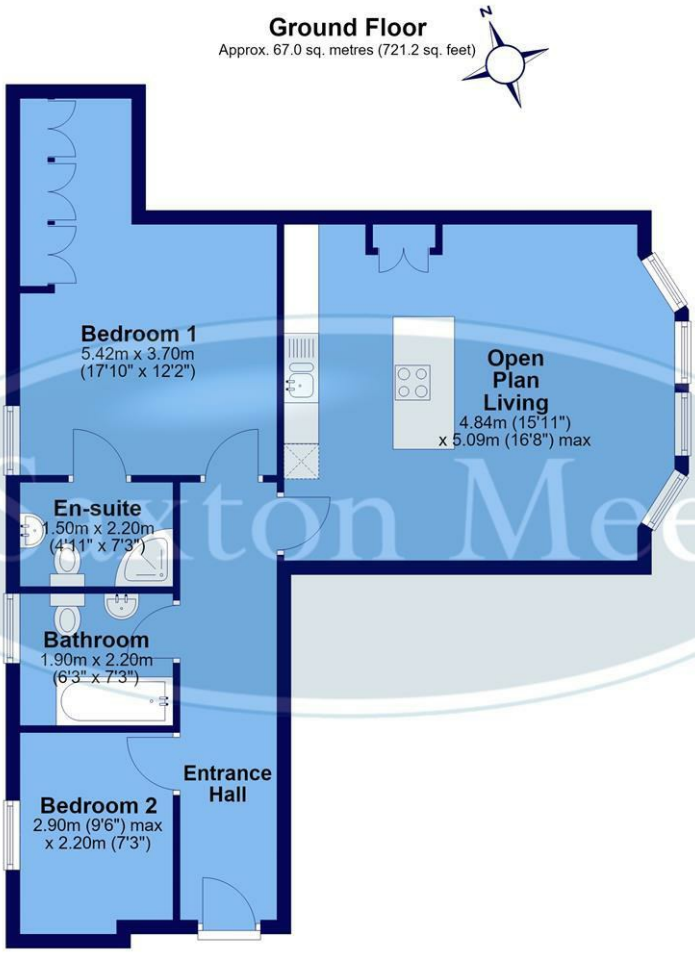
Ground Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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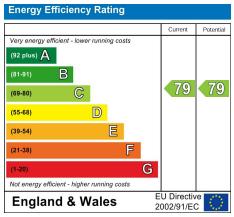

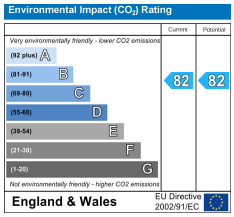

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