

# Saxton Mee



Holyrood Avenue Lodge Moor Sheffield S10 4NW  
Price £200,000





## Holyrood Avenue

Sheffield S10 4NW

Price £200,000

**\*\* ALLOCATED PARKING \*\* SOUGHT AFTER LOCATION \*\***

Situated on the top floor of this ever popular development on the site of the former Lodge Moor Hospital is this well maintained, two bedroom penthouse apartment which would be of interest to the professional couple or those looking to downsize. The property is accessed via an exceptionally well maintained communal hallway and benefits from uPVC double glazing, gas central heating and secure intercom entry. Briefly, the accommodation comprises: Inner entrance hall with access to the loft space, which is partially boarded for storage. Bedroom two which is a generous single and has fitted wardrobes. To the right-hand-side is the lounge with views over the valley and in turn the kitchen/diner with integrated oven and hob, dishwasher and washing machine. Space for a freestanding fridge freezer. At the end of the hallway is the master bedroom which has an array of fitted storage and enjoys an en-suite shower room comprising of a shower cubicle with central fed shower, WC, wash basin and towel rail. The main family bathroom is generously proportioned and has a modern suite comprising bath with shower over, WC, wash basin and heated towel rail.

- IMMACULATE PENTHOUSE APARTMENT
- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- BEAUTIFULLY MANICURED GROUNDS
- EASY ACCESS TO THE CITY







**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**

Lodge Moor is a superb location for professionals on the cusp of open countryside, but also a short distance from the City Centre, Universities and teaching Hospital's. Excellent local amenities. Regular transport links. Highly regarded local schools.

**LEASE DETAILS (AS PROVIDED BY THE SELLER)**

- Service Charge £1200 per year
- Ground Rent £150 per year
- Maintenance fee £150 per year

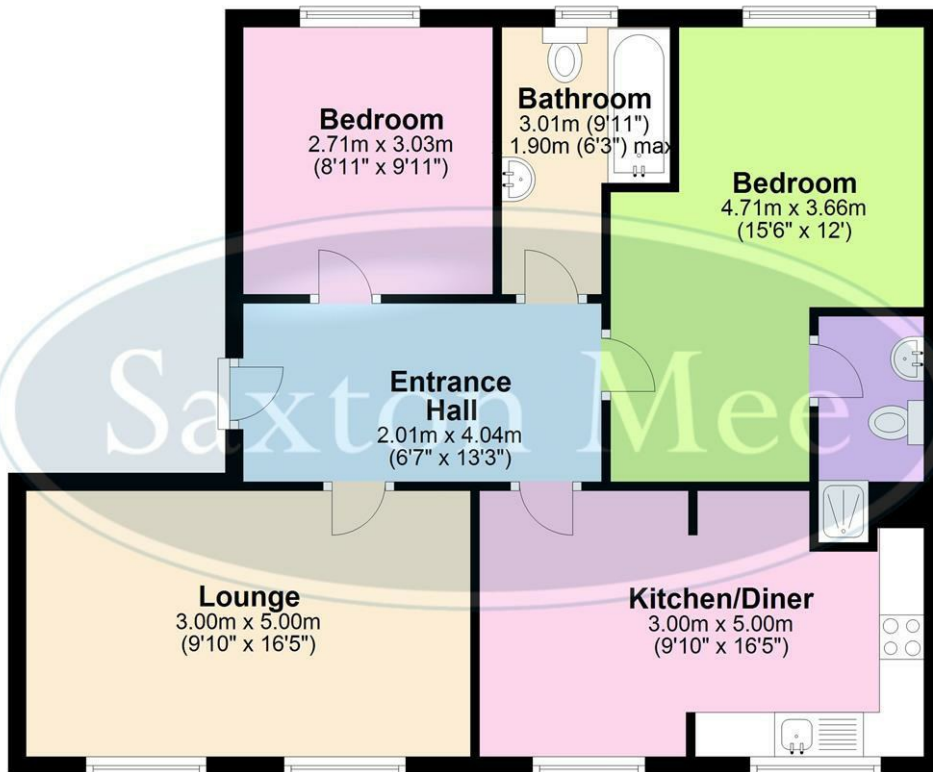
**Valuer**

Lewis Hughes 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.

## Ground Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.

Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(39-48) <b>D</b>			
(29-38) <b>E</b>			
(17-28) <b>F</b>			
(1-28) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		