

# Saxton Mee



**Baxter Mews Wadsley Bridge Sheffield S6 1LW**  
**Guide Price £140,000**



# Baxter Mews

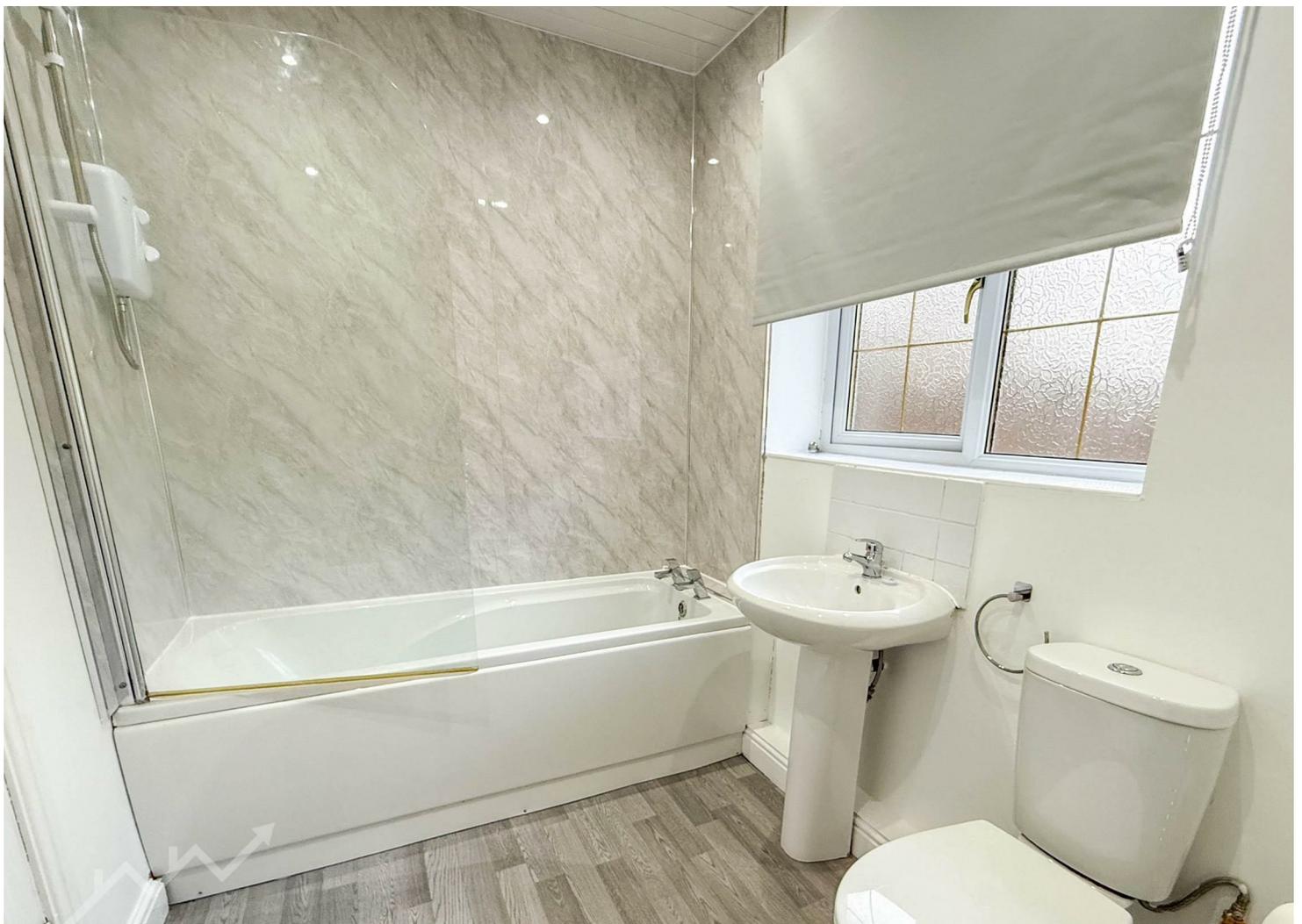
Sheffield S6 1LW

**Guide Price £140,000**

GUIDE PRICE £140,000-£150,000 \*\* ALLOCATED PARKING SPACE \*\* Situated in this popular development in well-kept communal grounds is this two double bedroom penthouse apartment which benefits from an allocated parking space and visitor parking, uPVC double glazing and gas central heating throughout. There is a communal entrance door which opens into a communal hall with stairs to all levels and this apartment can be found on the second floor.

Neutrally decorated throughout, the spacious living accommodation briefly comprises: enter through a private door into the entrance hall with a secure telephone intercom system, two good sized storage cupboards, one which houses the boiler and access into the useful loft space. Access into the open plan lounge/kitchen, the two bedrooms and the bathroom. The lounge has uPVC French doors opening to a Juliet balcony allowing natural light to flow through the room, while the focal point is the electric fire. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and fridge freezer. There is a breakfast bar and uPVC French doors opening to a Juliet balcony. Both bedrooms are double in size. The bathroom has a storage cupboard and a three piece suite including bath with electric shower, WC and wash basin.

- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- SPACIOUS ACCOMMODATION
- OPEN PLAN KITCHEN/LOUNGE WITH JULIET BALCONIES
- THREE PIECE SUITE BATHROOM
- STORAGE
- WELL-KEPT COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE & VISITOR PARKING
- EXCELLENT AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY





### **OUTSIDE**

Well-kept communal grounds. Allocated parking space and visitor parking.

### **LOCATION**

With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

### **MATERIAL INFORMATION**

The property is Leasehold with a term of 600 years running from the 27th June 2003.

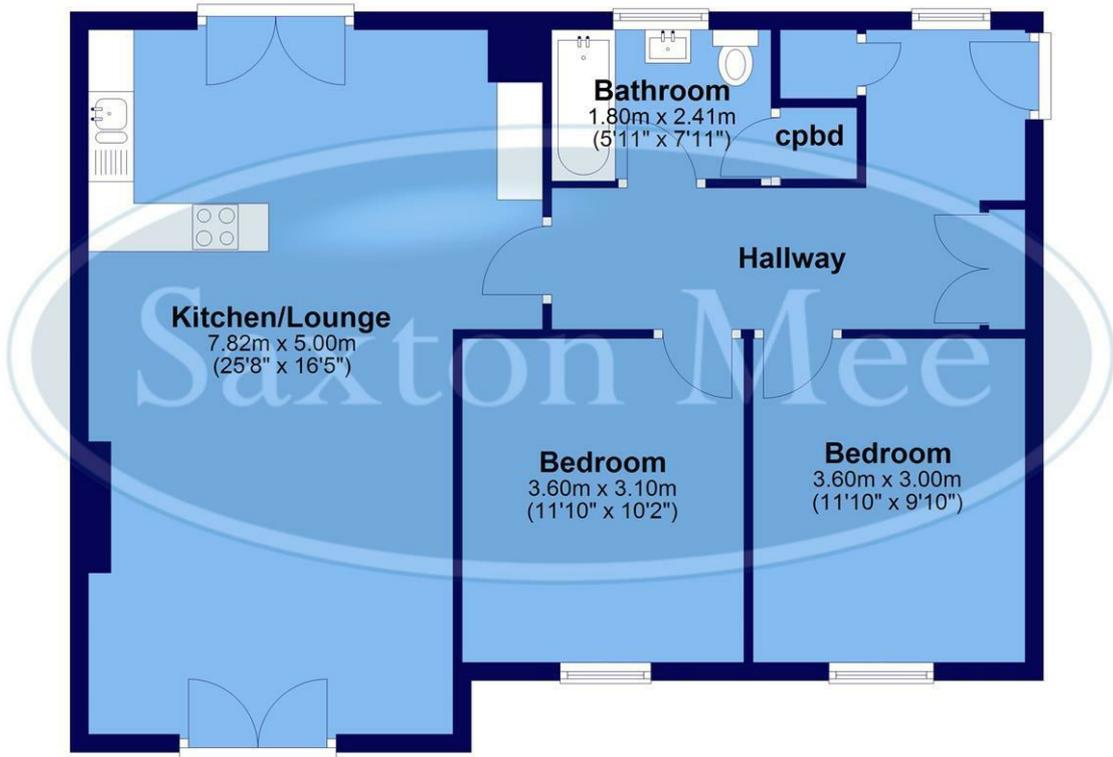
The property is currently Council Tax Band A.

### **VALUER**

Greg Ashmore 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.

Approx. 75.6 sq. metres (813.4 sq. feet)



Total area: approx. 75.6 sq. metres (813.4 sq. feet)

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

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**Hillsborough**  
**Stocksbridge**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		74	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>			