



Spencer.

18 Leadmill Court, 4 Mortimer Street, City Centre, S1  
4SF

## Buy —

this modern furnished two bedroom City Centre apartment available with no chain and close to transport links and Sheffield train station, making it an ideal first time buyer or rental investment opportunity.

— from *Spencer.*

- Available with no chain and tenant insitu if req'd
- Two bedroom city centre apartment
- Modern bathroom
- Open plan lounge kitchen diner
- Gated development with secure intercom entry system
- Internal passenger lift
- Ideal for investor -furniture included
- Council Tax Band-B
- EPC Rating-C
- What3words:///roof.river.yards

Offers Around

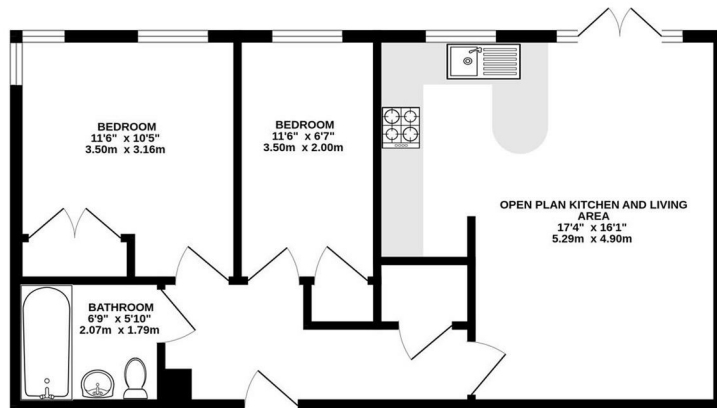
**£100,000**





# Floorplan

THIRD FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Spencer.

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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Viewing: Via the Agents  
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