



*Spencer.*

**Flat 34, Lifestyle House, Sheffield, S10 2QH**

## Buy —

this superb first floor, two bedroom apartment with beautifully fitted modern kitchen in this over 55's development situated in a quiet leafy suburb close to Broomhill and the Botanical Gardens.

— from *Spencer.*

- Available with no chain
- First floor apartment with two bedrooms
- Modern fitted kitchen with granite worktops
- Shower room
- Lounge diner
- Over 55's retirement community
- Excellent leafy location close to amenities and the Botanical Gardens
- Council Tax Band-A
- EPC Rating-C
- [What3words///sage.pump.lin](https://www.what3words.com/sage.pump.lin)

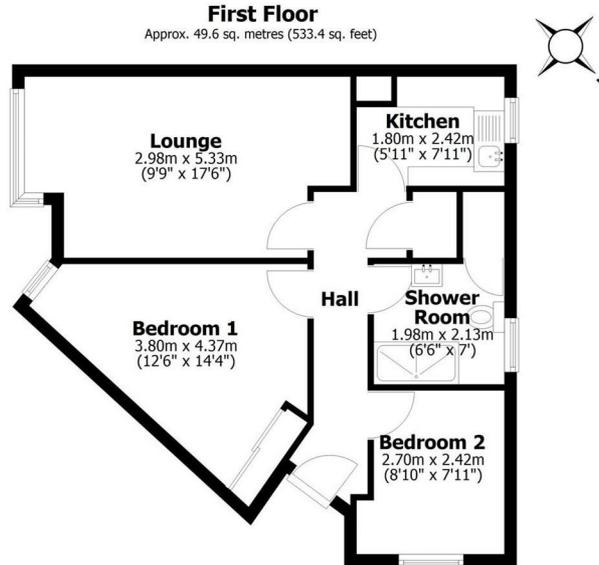


Offers Around

**£110,000**



# Floorplan



Total area: approx. 49.6 sq. metres (533.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

## Flat 34 Lifestyle House

**Spencer.**

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

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

**SpencersAgents**  
**SpencersAgents**  
**SpencersEstateAgents**

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948