



## Apartment 3 Old Mill Lane Cottages

Oughtibridge, Sheffield, S35 0LB

**Asking price £155,000**



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Welcome to this exquisite flat located in the charming Old Mill Lane Cottages in Sheffield. Built in 2022, this stunning property offers a modern living experience in a delightful setting. The flat features an open plan living area that seamlessly combines the reception room and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

With one well-appointed bedroom and a contemporary bathroom, this flat is ideal for individuals or couples seeking a comfortable and stylish home. The design of the building is truly remarkable, showcasing the best of modern architecture while blending harmoniously with its surroundings.

One of the key advantages of this property is the allocated parking space, providing convenience and ease for residents. Situated within a new build estate, this flat not only offers a fresh and pristine living environment but also the benefits of a community that is designed for modern living.

Whether you are a first-time buyer or looking to downsize, this flat on Old Mill Lane is a fantastic opportunity to own a piece of contemporary living in Sheffield. Don't miss the chance to make this beautiful property your new home.

## Open Plan Living

**22'1" x 11'1" (6.74m x 3.38m)**

This bright and airy open plan living space measures 6.74 by 3.38 metres (22'1" by 11'1"). It features a modern kitchen area with sleek white cabinetry and natural wood-effect wall units, topped with a marble-effect work surface. The kitchen island also serves as a breakfast bar with colourful stools tucked underneath, offering a practical and sociable spot for dining or casual entertaining. Beyond the kitchen, the living area is comfortably furnished positioned near dual windows that flood the room with natural light and offer pleasant views. Light-toned flooring and white walls enhance the sense of space and calm throughout this versatile living area.

## Bedroom

**9'1" x 13'4" (2.76m x 4.06m)**

This peaceful bedroom, measuring 2.76 by 4.06 metres (9'1" by 13'4"), provides a cosy retreat with a restful ambiance. It contains a double bed positioned to enjoy natural light from two tall windows fitted with curtains, overlooking greenery outside. Neutral tones and soft carpeting add warmth and comfort to the space, while fitted wardrobes offer useful storage. The room's simple and uncluttered styling creates an inviting atmosphere, perfect for relaxation.

## Bathroom

The bathroom boasts a contemporary design with large grey tiles covering the floor and part of the walls, paired with crisp white fixtures. It comprises a white sink with a rectangular basin, a toilet, and a bath with an overhead shower, complete with a glass shower screen for practicality. Two frosted windows bring in natural light while maintaining privacy, and the room is finished with recessed lighting and simple décor, creating a fresh and clean space.

## Exterior

There is a communal car park with an allocated space along with visitor space. There is an electric charging point also.

The communal area leads to the door where there are stairs to the apartments.



## Road Map



## Hybrid Map



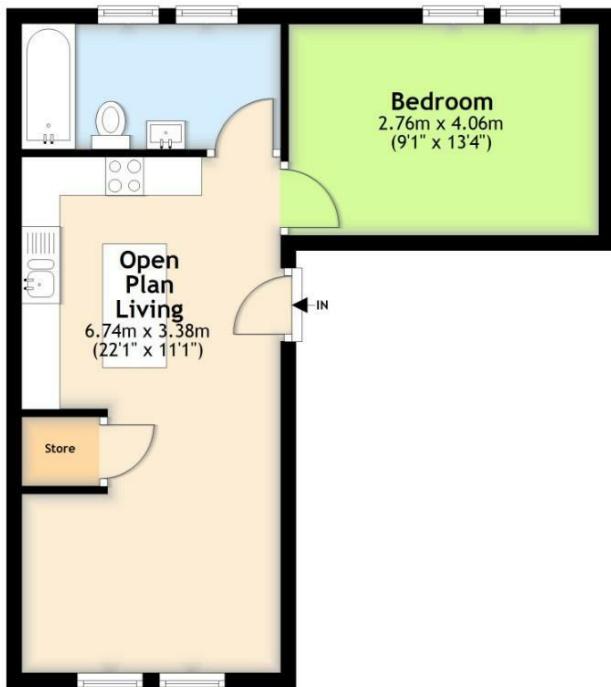
## Terrain Map



## Floor Plan

### First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



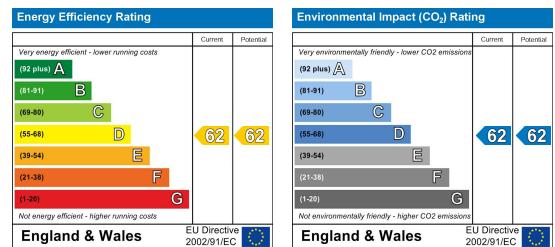
Total area: approx. 40.1 sq. metres (431.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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