
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
Apartment B, 110 Psalter Lane, Sheffield, S11 8YU

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Description
Situated to the left of the first floor landing and enjoying a lovely, open outlook over the grounds which include your own private area of garden. A two double bedroom apartment that spans over 755 square feet of accommodation and features modern fixtures and fittings in all the right places. This smart, first floor apartment will appeal to a broad range of buyer who wishes to live in such a prime location. The leafy suburb of Brincliffe is the perfect setting for accessing town with speedy bus links providing ease of access and the fashionable areas of Sharrowvale and Nether Edge Village are pretty much on your doorstep. This super property boasts an open plan living kitchen, perfect for entertaining and everyday life and unlike most apartments there is also a generous and defined area of the gardens reserved for the owners private usage..

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two double bedrooms.
- Two luxurious bathrooms, including one ensuite, with elegant tiling framing the modern sanitaryware.
- Open plan living kitchen with a smart kitchen design and plenty of space for entertaining.
- Boasting over 755 square feet of accommodation.
- Grounds including a defined area for your own private useage.
- Prime location close to all that this fashionable neighbourhood has to offer.
- No onward chain.
- The lease is for 999 years and each apartment owner will have a share in a residents association and collectively own the freehold.
- Council Tax Band TBC.
- Modern heating and double glazing combine to produce an EPC rating of C76.















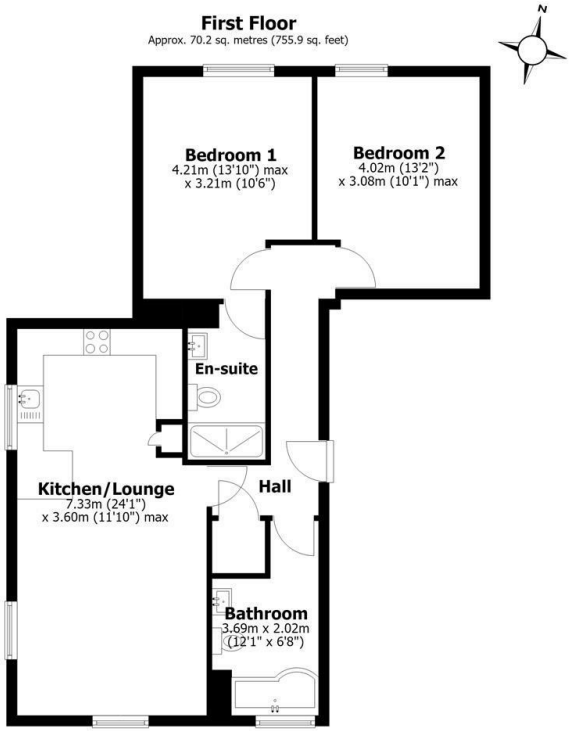

Total area: approx. 70.2 sq. metres (755.9 sq. feet)

All measurements are approximate
For Identification purposees only
Yorkshire EPC & Floor PLans Ltd
Plan produced using PlanUp.

Apartment B, 110 Psalter Lane





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