

Apartment A/ 110 Psalter Lane, Sheffield, S11 8YU

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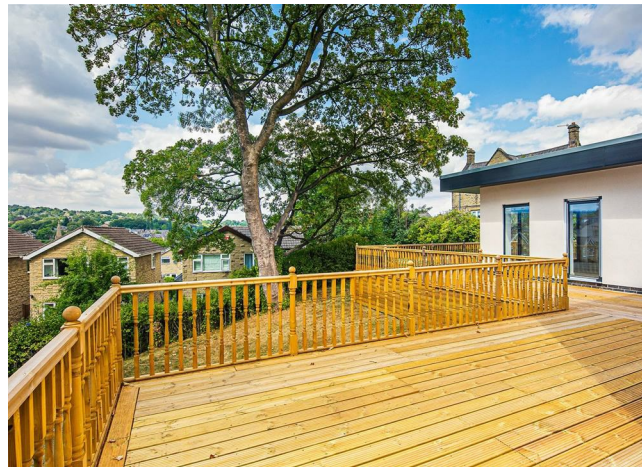
Description

A spacious two double bedroom ground floor apartment that forms part of this attractive development by Prime Accommodations Limited and benefits from its own, private entrance. The property offers an impressive 723.5 square feet of accommodation alongside sole use of the deep deck that extends to the two sides of the property and overlooks the generous communal grounds (remaining area owned by The Garden Apartment). With modern fixtures and fittings in all the right places this property will be sure to impress and will appeal to a wide range of buyer. As a location the property also impresses with Brincliffe being such a desirable and convenient place to live. A short walk away from the superb amenities in the fashionable neighbourhoods of Sharrowvale and Nether Edge Village alongside park walks and speedy bus links into the city centre.

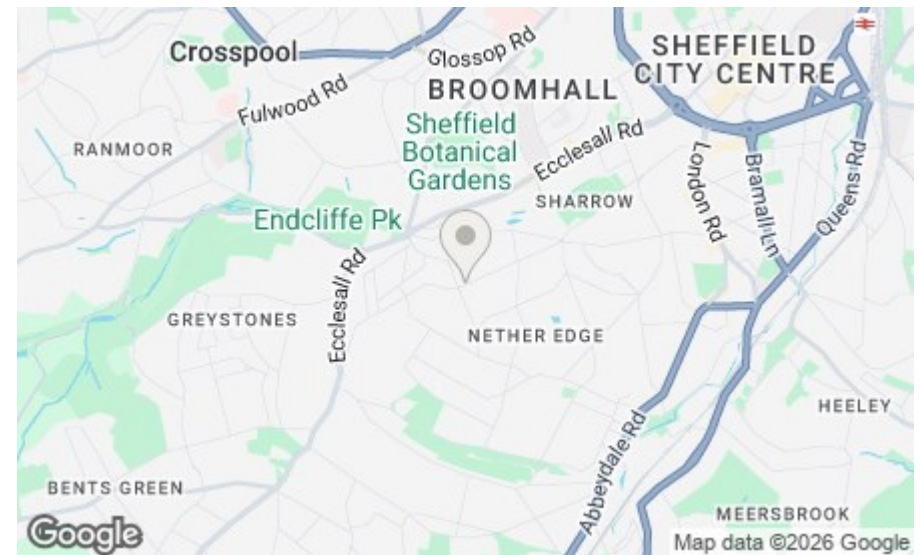
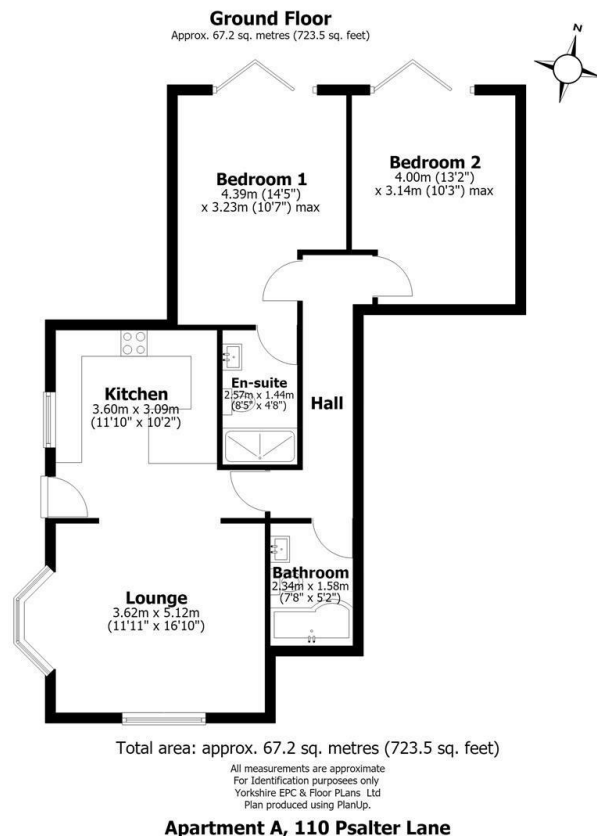
Important Information

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 bedroom, ground floor apartment.
- Two luxurious bathrooms, including one ensuite, with elegant tiling framing the modern sanitaryware.
- Fabulous, open plan living kitchen with
- Modern heating and double glazing combine to produce an EPC rating of C73.
- Sole use of a deep decked area that spans two sides of the property alongside usage of the lawned communal grounds.
- No onward chain.
- Council Tax Band TBC.
- Share of freehold or long leasehold (being sorted through the owners solicitors at present).
- Prime location, convenient for accessing local amenities including speedy transport links.







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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.