



6, Wessex Gardens, Sheffield, S17 3PQ

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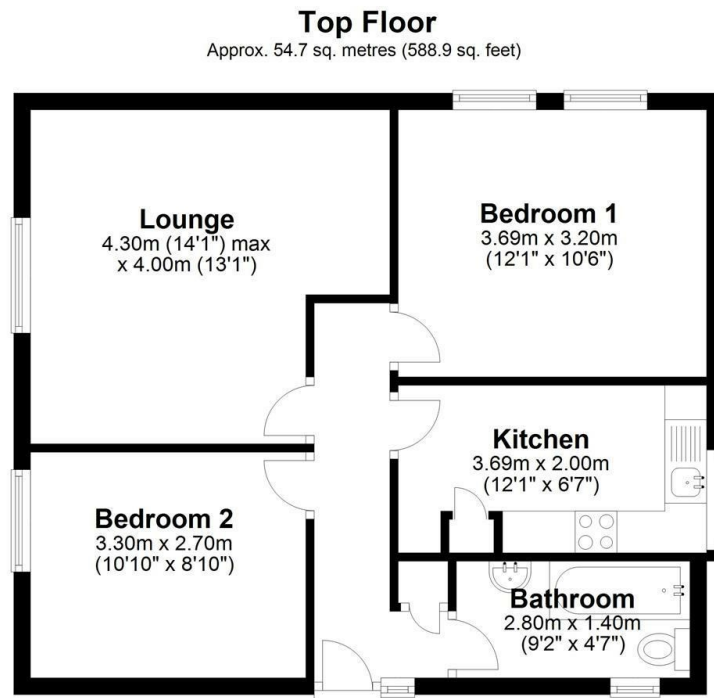
Description

A modern and spacious, 2 bedroom penthouse apartment forming part of this purpose built block and commanding a lovely view, over surrounding rooftops towards the top of Blacka Moor from the living room. This super apartment will appeal to both the owner occupier and investor market with modern fixtures and fittings in all the right places and generous proportions throughout. The property is situated opposite scenic walking trails that lead alongside Old Hay Brook out into the beautiful surrounding countryside past a couple of popular countryside pubs (that can provide refreshment on the way home) and yet is also conveniently placed for regular bus services that can whisk you into the centre of town in under 30 minutes. Dore Village forms part of the affluent S17 postcode where you can find excellent amenities including some of the best schools in the south west of the city and superb sports facilities including two challenging golf courses and Abbeydale Sports Club which has a gym alongside tennis, squash and rugby facilities. The apartment is being sold with no chain, benefits from a modern heating system via a combination boiler, full UPVC double glazing and a garage providing storage solutions or off road parking for a small car.

- Two double bedrooms
- Modern bathroom with a shower over the bath and modern downlighters.
- Large sitting room which would accommodate a dining area alongside a seating area.
- Fitted kitchen with recesses and plumbing for the usual appliances.
- Entrance hall with storage cupboard.
- Secure communal hallway and a garage providing storage or off road parking for a small car.
- UPVC double glazing and gas central heating via a combination boiler.
- 189 year lease from 1976 @ £50 per annum ground rent and £480 service charge.
- EPC rating - D65
- No onward chain.

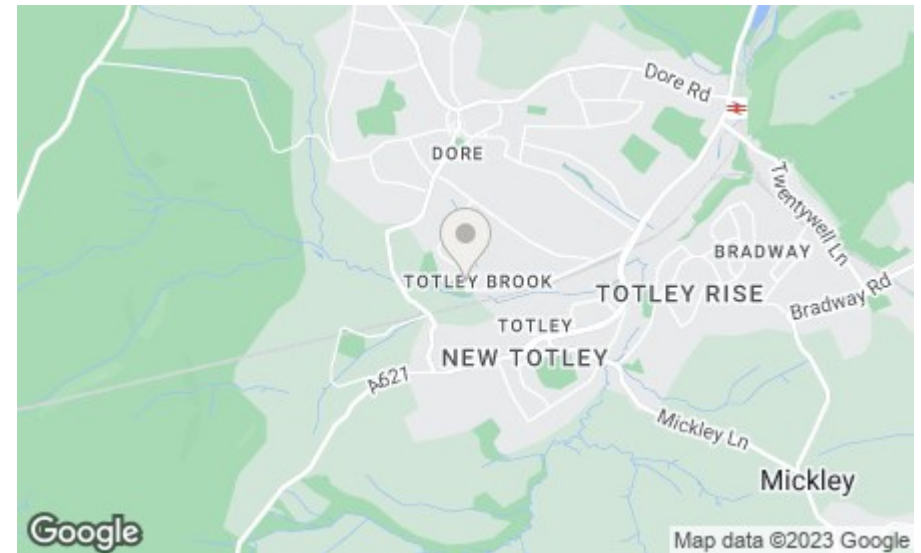






Total area: approx. 54.7 sq. metres (588.9 sq. feet)

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



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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