



St Andrews Plaza, 33 Clifford Road, Sheffield, S11 9AQ

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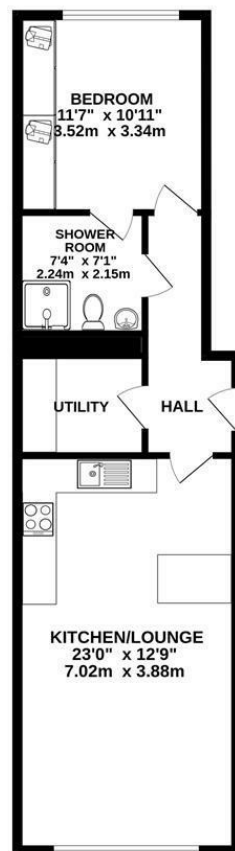
Description

This super first floor apartment offers excellent proportions (573 square feet) to rival some two bed properties in the area. With modern fixtures and fittings in all the right places and secure, undercroft parking that will help with car insurance costs this is an absolute gem, perfect for a wide range of buyer. The location is almost unparalleled in the city, Brincliffe is such a pretty neighbourhood with broad tree, lined avenues and gorgeous Victorian architecture combining with a great location, within walking distance of the city centre. The area is protected by a conservation order and the setting of St Andrews Plaza is perfect for those who wish to be close to a vibrant social scene. Nether Edge Village and Sharrowvale are accessible within a short walk and both have independent bars, cafes and bistros rubbing shoulders with hip boutiques and antiques emporiums making the areas so sought after and desirable. With an annual, combined service charge and ground rent of just over £1200 per annum and excellent EPC rating of C77 it is also very reasonable to run and is available with no onward chain. Perfect for first time buyers wanting to take advantage of the current Stamp Duty savings that run out in April 2025.

- Superb first floor apartment with much better proportions than the norm.
- One large double bedroom with fitted wardrobes.
- Luxurious shower room with access from both the bedroom and hall, featuring elegant tiling framing the modern sanitary ware.
- Wide and welcoming reception hallway.
- Utility room/store off the hall with plumbing and recess for side by side washer and dryer and a hanging rail to the ceiling for clothes drying.
- Superb sitting room and kitchen with a dual aspect and pleasing aspect over the street.
- Fitted kitchen with Quartz topped breakfast bar.
- Spacious living room area with plenty of room for a dining table and lounge suite.
- Undercroft parking protected by security gates, timber double glazing and gas central heating via a combination boiler.
- No onward chain, 200 year lease from 2005, combined maintenance charges of £1201 per annum and Council Tax Band C.

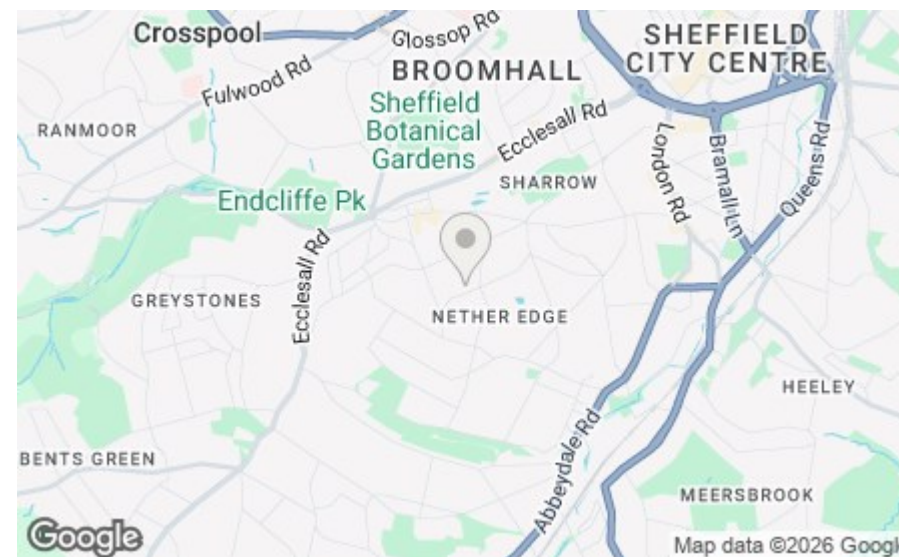
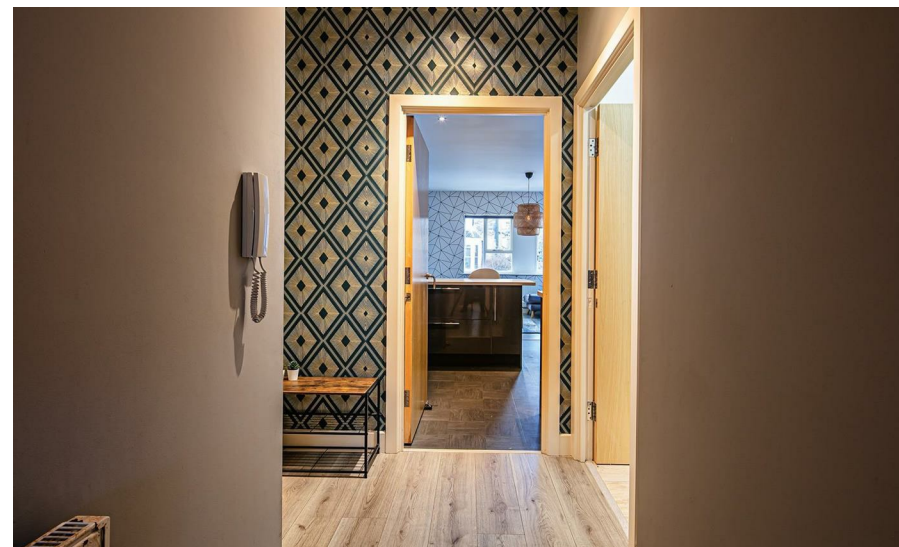






TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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