
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
21c Monarchs Gate, St. Andrews Road, Sheffield, S11 9AL

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Description
A smart, ground floor apartment that occupies an enviable position in the very desirable neighbourhood of Brincliffe and, due to its construction in circa 2004, modern building regulations that help with providing an excellent EPC rating and cheaper monthly running costs. On top of this, car owners will appreciate the secure, gated off road parking which will help to bring down costly insurance premiums. The apartment offers two good bedrooms and, unusually, a separate dining area off the kitchen to complement the spacious, open plan living room area. Having recently been totally redecorated and having modern fittings in the luxurious bathroom this is the perfect property for downsizers who are wishing to remain in the area, first time buyers, couples and investors who may wish to acquire and let out.

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.

- No onward chain.
- Two bedrooms providing flexibility in the way they can be used.
- Spacious, open plan dining kitchen.
- Lounge area having a bay window and plenty of room for a study/home office area if required.
- Dining kitchen with a modern fitted kitchen and a separate dining area.
- Large bathroom with contemporary tiling framing the modern suite.
- Gated, secure, off road parking with one allocated car parking space.
- Council Tax Band C.
- Electric heating and full UPVC double glazing alongside modern building regs combine to create an EPC rating of C73.
- 125 year lease from 2004 with combined, annual ground rent and service charge costing a respectable £1398.









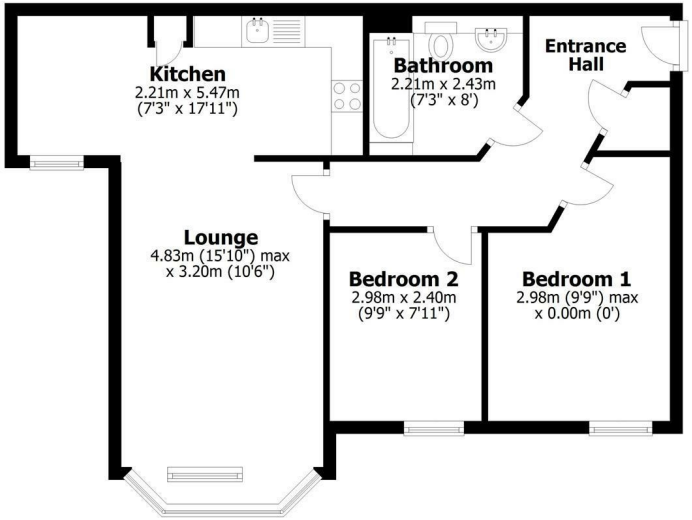






Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)

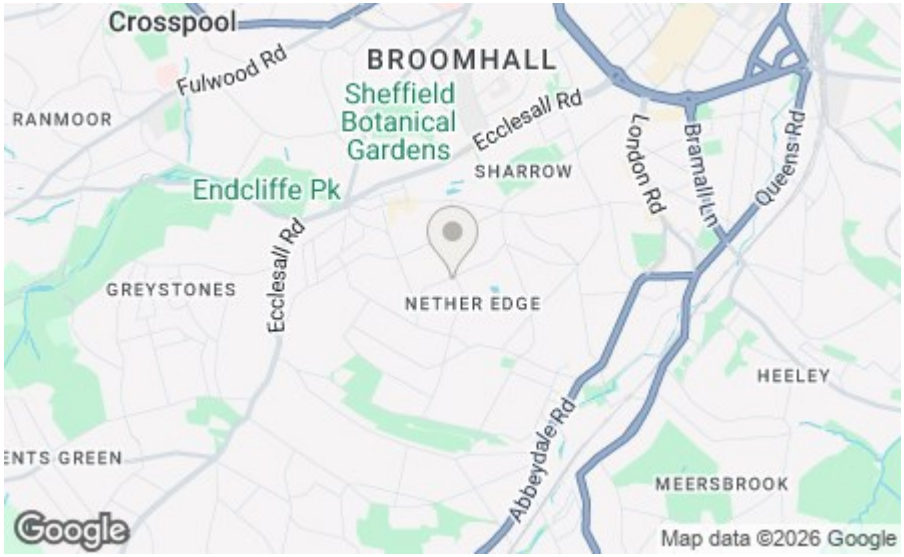


Total area: approx. 62.1 sq. metres (668.6 sq. feet)

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

Flat 9, 21c Monarchs Gate, St. Andrews Road





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