



Flat 83, 211, The Brew House, Ecclesall Road, Sheffield, S11 8HG



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### Description

A well presented, one double bedroom, third floor apartment that is situated in the desirable Wards Brewery complex. The property benefits from no onward chain and will be perfect for a broad range of buyer. With modern fixtures and fittings in all the right places and a decent rental return this is a great investment property and it will also appeal to first time buyers, post grads, final year students needing some peace and quiet to study in and also the professional market who want to live somewhere so close to the city and within walking distance of a thriving social scene. The location couldn't get more convenient, on the very edge of the city centre yet also close to the main city hospitals, universities, train station and the many amenities on the cosmopolitan Ecclesall Road and the fashionable neighbourhoods of Sharrowvale and Nether Edge Village. This gorgeous apartment features an open plan living kitchen with a balcony providing some external space in the summer months alongside a double bedroom and bathroom. The property also has an off road parking bay for one vehicle, found in the secure, gated, undercroft parking area beneath the flats.

- Secure, gated, off road parking.
- One double bedroom apartment with no onward chain.
- Lift access to all floors and smart communal gardens enjoying a south facing aspect.
- Open plan living kitchen with access to a balcony, providing your own external space in the warmer months of the year.
- Excellent EPC rating of B88 which may assist with better rates on your mortgage with some lenders (as our office for free mortgage advice).
- Luxurious bathroom.
- Entrance hall with storage/cloaks cupboard.
- Superb location close to town, the main city hospitals and universities, shops, bars and restaurants,
- 150 year lease from 2003 and Council Tax Band B.
- Annual service charge, ground rent and parking charges of £2106.21

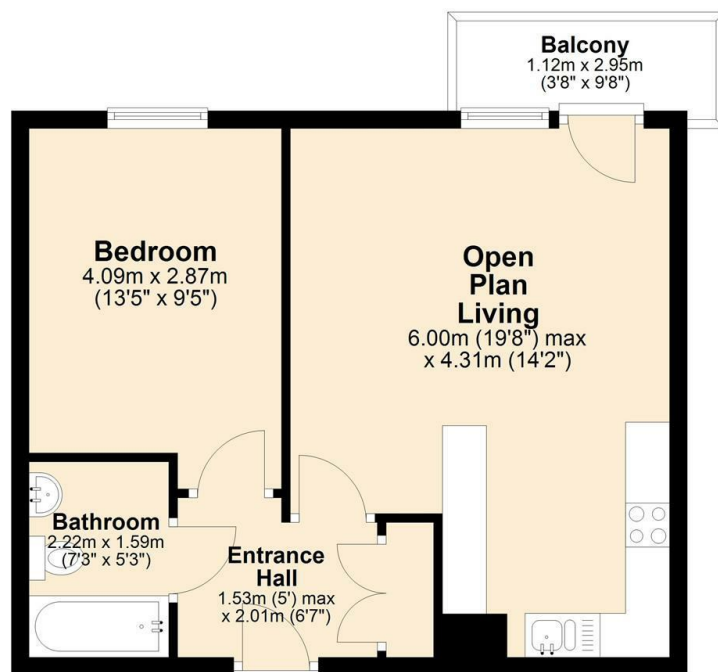




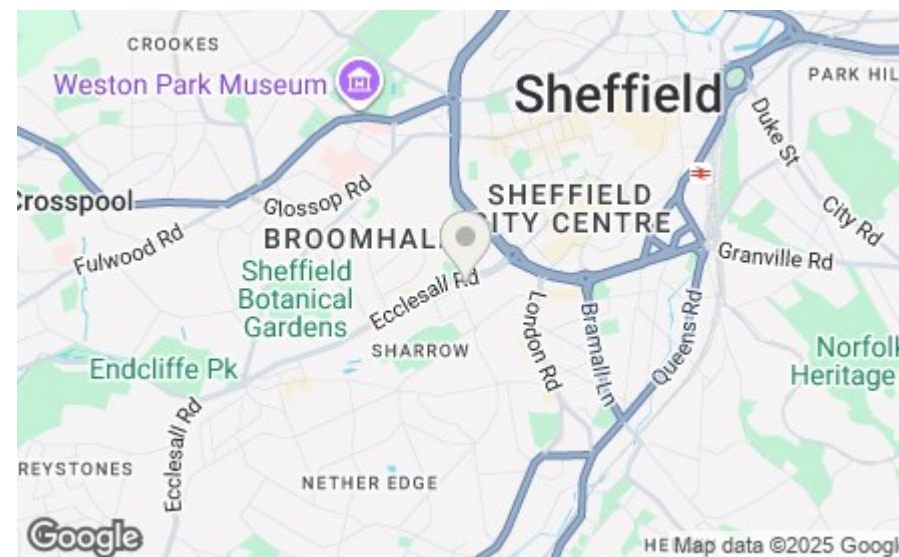
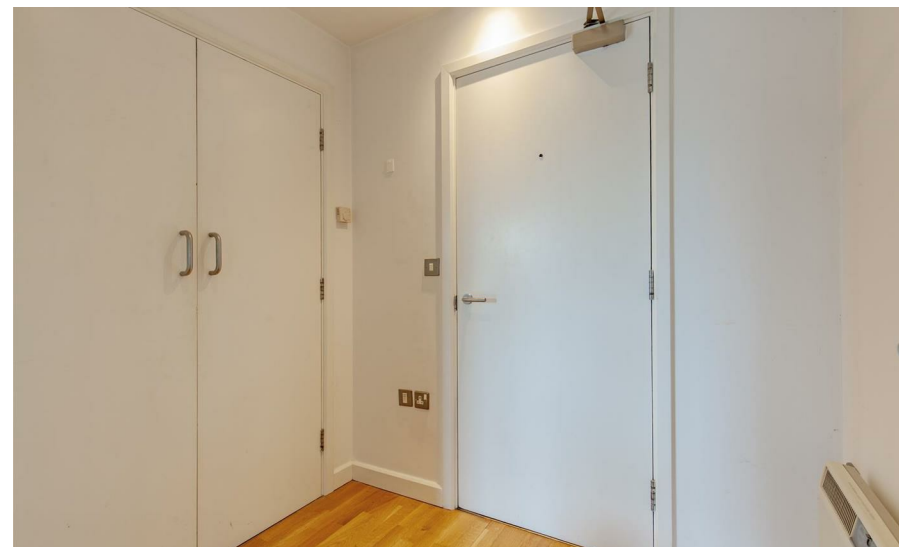


### Third Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 43.7 sq. metres (470.2 sq. feet)



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