



3, Osborne Mews, Sheffield, S11 9EG



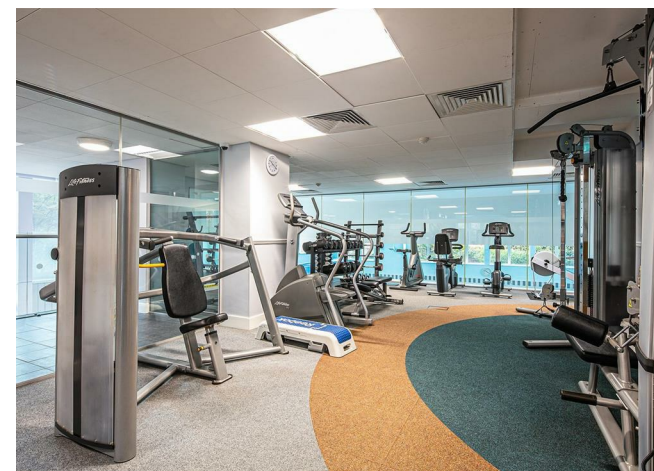
# 3, Osborne Mews

Sheffield, S11 9EG

## Description

A stylish apartment situated on the first floor of this purpose built block in the very desirable Nether Edge Hospital conversion. The lovely property will not fail to impress, offering deceptively spacious proportions (594 square foot) and well presented accommodation that includes a recently upgraded kitchen and flooring throughout. The property forms part of this desirable development which is situated around a broad expanse of communal gardens for residents' sole usage and provides the perfect setting for this lovely property. The need for a costly, annual gym membership has also been removed here, residents have exclusive usage of the onsite leisure centre that includes a modern pool, gymnasium, sauna, and Jacuzzi. This fashionable and leafy neighbourhood is popular with buyers from all walks of life. Easily accessible via regular transport links and being close to the excellent range of amenities found within a short walk in Sharrowvale, Nether Edge Village or on the cosmopolitan Abbeydale Road that combine to make the neighbourhood one of the most fashionable places to live in the city.

- One large double bedroom and no onward chain.
- Open plan, living kitchen with a pleasant outlook over the east side of the development and beyond.
- Spacious lounge and dining areas beyond the kitchen.
- Bathroom with a mixer shower situated above the bath.
- Entrance hall with deep storage cupboard.
- Modern fitted kitchen, recently upgraded and including integrated appliances and a new combi boiler.
- CCTV including secure intercom access and low energy costs (EPC rating 83 B)
- On site leisure centre includes pool, gym, sauna and jacuzzi.
- Extensive communal grounds, allocated parking, visitor bays and fob entry security gates providing peace of mind.
- 200 year lease from 2001 with a combined annual Ground Rent £100 and Service Charge of £1822.90

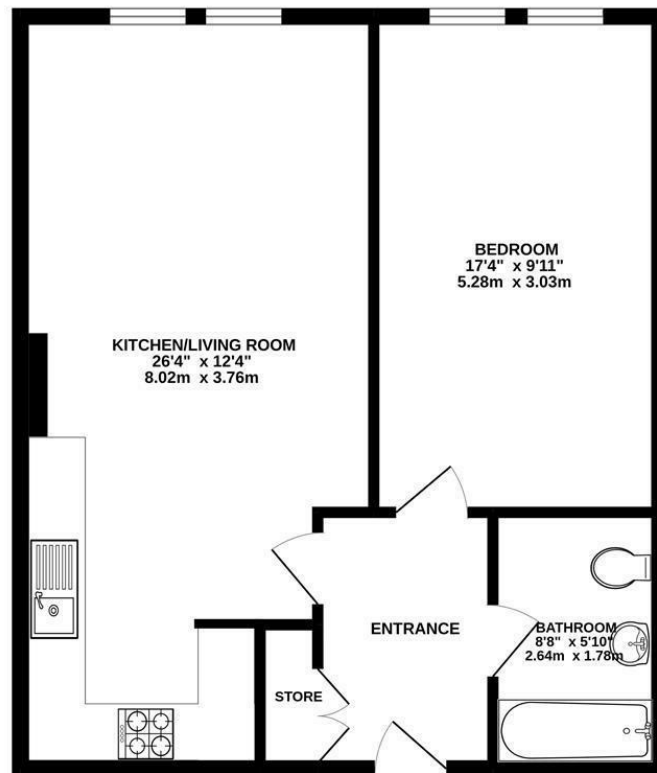




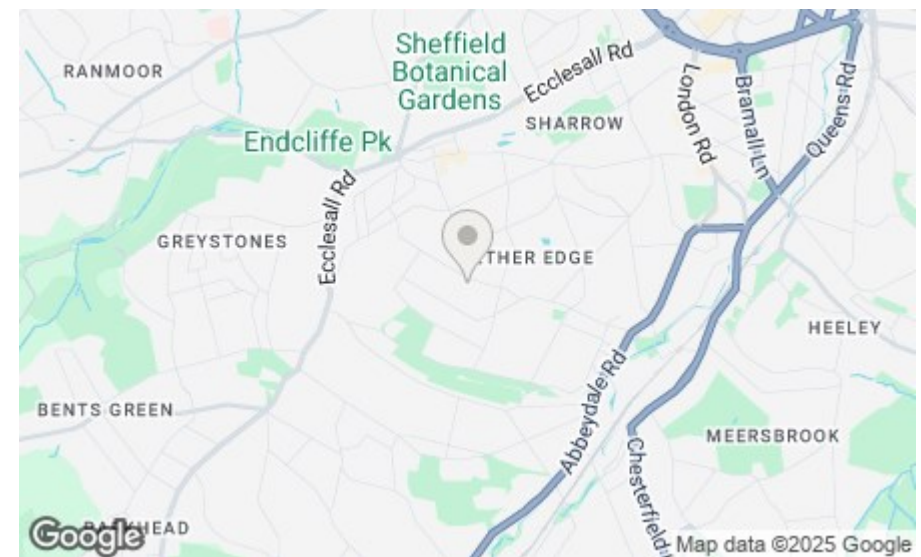




## FIRST FLOOR FLAT



TOTAL FLOOR AREA - 594sq.ft. (55.2 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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