

# **Bartin Close**



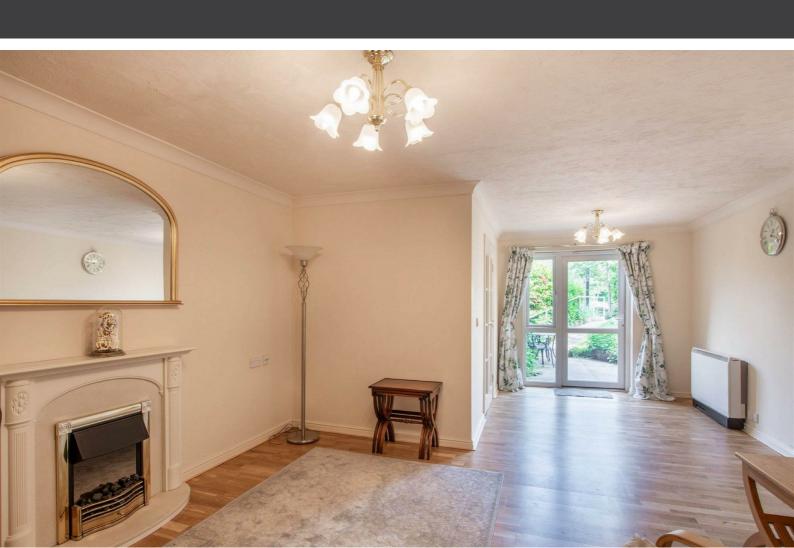


### Description

A larger than average ground floor apartment that is far superior to the standard accommodation on this development. Tucked away at the rear and set back beyond a pretty garden area this property even has its own access independent of the main building. The generously proportioned accommodation includes a large living room, kitchen, spacious inner hallway with fitted shelving unit, two deep storage cupboards, an adapted shower room featuring a large shower enclosure and a good double bedroom. The location in Ecclesall is also extremely convenient, close to the local parade of shops, just over the road from the library and ideal for local bus services that lead into or out of the city centre. This McCarthy and Stone development is designed for independent living but also offers extra facilities for the over 55 year old age groups, residents have the use of a communal lounge, lifts to all floors, laundry rooms and a house manager.

- Best one bed apartment in the block with larger than average accommodation.
- Generously proportioned living room.
- Spacious inner hall with two deep storage
  cupboards and fitted book shelves
- Communal gardens and parking.
- No onward chain.

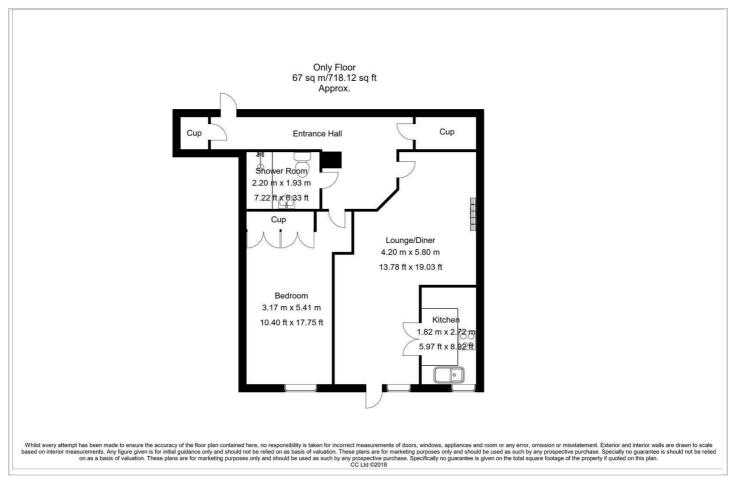
- Ground floor situation with its owr entrance to the lovely gardens.
- Fitted kitchen.
- Double bedroom with fitted wardrobes.
- Residents facilities including a communal lounge area.
- Good location close to shops and bus services.



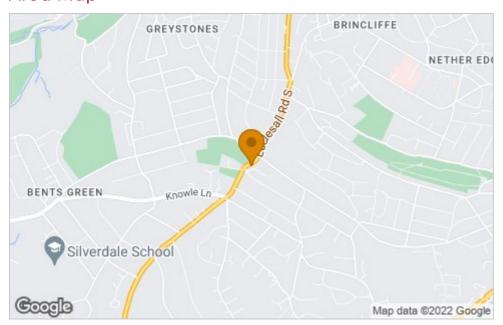




#### Floor Plan



#### Area Map



#### Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

Energy Efficiency Rating			
Energy Emoioney realing			
Very energy efficient - lower running costs	Cur	rent	Potentia
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			
England & Wales	EU Di 2002/		
Environmental Impact (CO <sub>2</sub> ) R	ating		
	Cur	rent	Potentia
Very environmentally friendly - lower CO2 emiss	sions		
Very environmentally friendly - lower CO2 emiss	sions		
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(92 plus) 🔼	sions		
(92 plus) A (81-91)	sions		
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(92 plus) A (81-91) B (69-80) C (55-68) D (21-38) F (1-20) (69-80) C	65		
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E F	65		

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