



11 Beauchief Manor 444 Abbey Lane, Sheffield S8 0BF

Saxton Mee

Lettings

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Per Calendar Month

£1,300 Per Calendar

Located within an exclusive and highly sought after development, this immaculate two bedroom, two bathroom first floor apartment offers stylish living with the added benefit of a private allocated parking space.

The well presented accommodation comprises a entrance hall with generous storage, a spacious lounge/dining area featuring a Juliet balcony, and a modern, fully fitted kitchen equipped with an extensive range of integrated appliances.

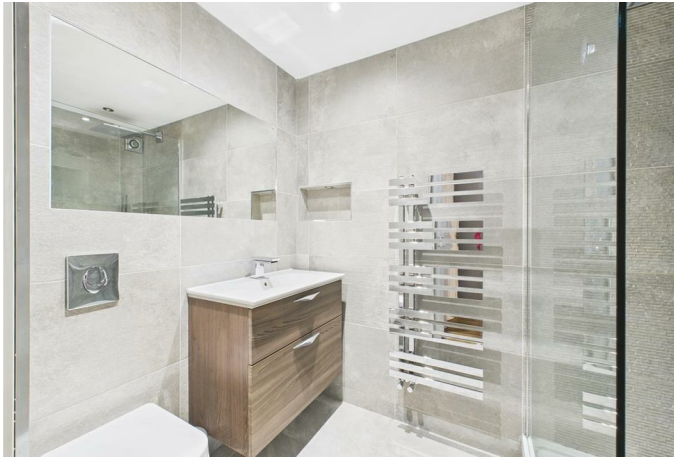
The master bedroom includes bespoke fitted furniture and a contemporary en-suite shower room. There is a second well proportioned bedroom and a main bathroom fitted with a freestanding bath tub.

Externally, the property enjoys access to well maintained communal grounds, private residents' parking, and additional visitor parking. Further features include a secure intercom entry system linked to the main entrance, and gas central heating throughout.

Ideally situated for excellent local amenities and transport links, the apartment is close to Millhouses Park, Ecclesall Woods, Dore Train Station, and highly regarded schools. The Peak District National Park is also within easy reach, offering superb access to outdoor recreation.



- Immaculate first floor apartment in an exclusive development
- Two double bedrooms | Two bathrooms (master en-suite)
- Light, open-plan lounge/diner with Juliet balcony
- Private allocated parking & visitor bays
- Walk to Millhouses Park, Ecclesall Woods and Dore station
- Quick access to highly regarded schools and the Peak District
- Energy Efficiency Rating - Awaiting information
- Council Tax Band - D





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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