



Apt 7, Dore Lodge 75 Dore Road, Sheffield S17 3ND £3,500 PCM

Our newly built, luxury apartments are situated in the exquisite location of Dore, the fourth most sought-after village in England. Located on Dore Road, Dore Lodge is in the catchment areas for "outstanding" local primary and secondary schools, has easy access to local amenities in Sheffield and Chesterfield, and is a short 25-minute drive away from the M1 motorway.

Apartment 7 Dore Lodge is a stunning, light, and airy penthouse apartment. The apartment boasts a spacious kitchen and dining area which opens onto a large, private patio. The spacious living room boasts quirky, high ceilings with stylish feature lighting and a large balcony. The master bedroom offers a super-king bed, dressing area, fully tiled en suite bathroom, and balcony. The property also has a double bedroom with en suite and a twin bedroom, both of which showcase the same soft carpets and sleek style fitted wardrobes featured in the master bedroom. The en suites and family bathroom in apartment 7 are all fully tiled; there is ample storage space throughout the apartment and a large utility room fitted with a washing machine and tumble dryer. The modern Karl Benz kitchen is furnished with top-spec integrated appliances, such as AEG ovens, a warming drawer, fridge, freezer, dishwasher and Quooker instant hot water tap. Apartment 7 has been decorated with the highest quality furnishings, provided by high-end retailers.

Apartment 7 Dore Lodge has gas under floor heating throughout the property which keeps the property comfortably warm all-year-round.

Apartment 7 is accessible via stairs or lift from the private underground car park and as the complex has secure gated entry, Dore lodge offers our tenants both security and privacy.

What our residents say:

"My experience of renting from Ascent has been a positive one throughout. From my initial enquiry and agreeing the rental, during the tenancy period, and throughout the leaving process I was met with nothing but friendly, professional, efficient



TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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