



## Apartment 6 Dore Lodge, 75 Dore Road, Sheffield S17 3ND £2,250 PCM

These 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 6 Dore Lodge is a stunning, light, and airy apartment on the first floor. The apartment consists of a spacious living and kitchen area which opens onto the large, private balcony. The spacious master bedroom offers a dressing area and a fully tiled en suite bathroom. The property has a second double bedroom, which also showcases the same soft carpet and sleek style fitted wardrobes featured in the master bedroom. Apartment 6 has a fully tiled family bathroom, ample storage space and a 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 6 Dore Lodge has gas under floor heating throughout the property which keeps the property comfortably warm all-year-round.

Apartment 6 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. Secure, off-road, allocated parking is located in the parking garage.

Council tax band D.  
EPC B



TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 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.

Made with Metropix ©2020

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			

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			

EU Directive 2002/91/EC

Banner Cross  
Hathersage  
Bakewell  
Matlock  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

949-951 Ecclesall Road, Sheffield S11 8TN  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)