



Apt 14 Sandiron House 453 Abbey Lane, Beauchief, Sheffield, S7 2QZ

Saxton Mee



# Apt 14 Sandiron House 453

## Beauchief

Offers Around

**£225,000**

Situated in this very sought after development on the first floor, a spacious two double bedroom, two bathroom apartment with allocated parking space in this very popular suburb of Beauchief, close to good amenities and Dore and Totley train station.

The property is offered for sale with no onward chain and early vacant possession and also benefits from visitor parking and bike storage.

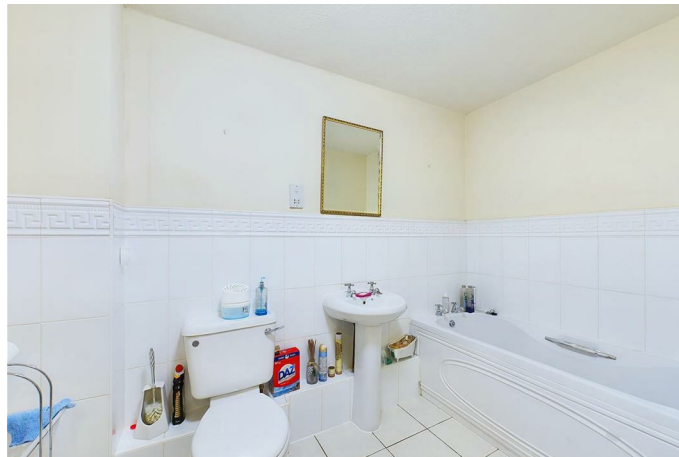
The property comprises: Long Reception Hall, Utility/Box room, large through Lounge Dining room with bay window to the rear having a lovely aspect over towards Beauchief Woods, well fitted Kitchen with a range of appliances including integrated dishwasher and washing machine. Master Bedroom with deep recessed wardrobe and large ensuite shower room, double Bedroom 2 and family Bathroom with full suite.

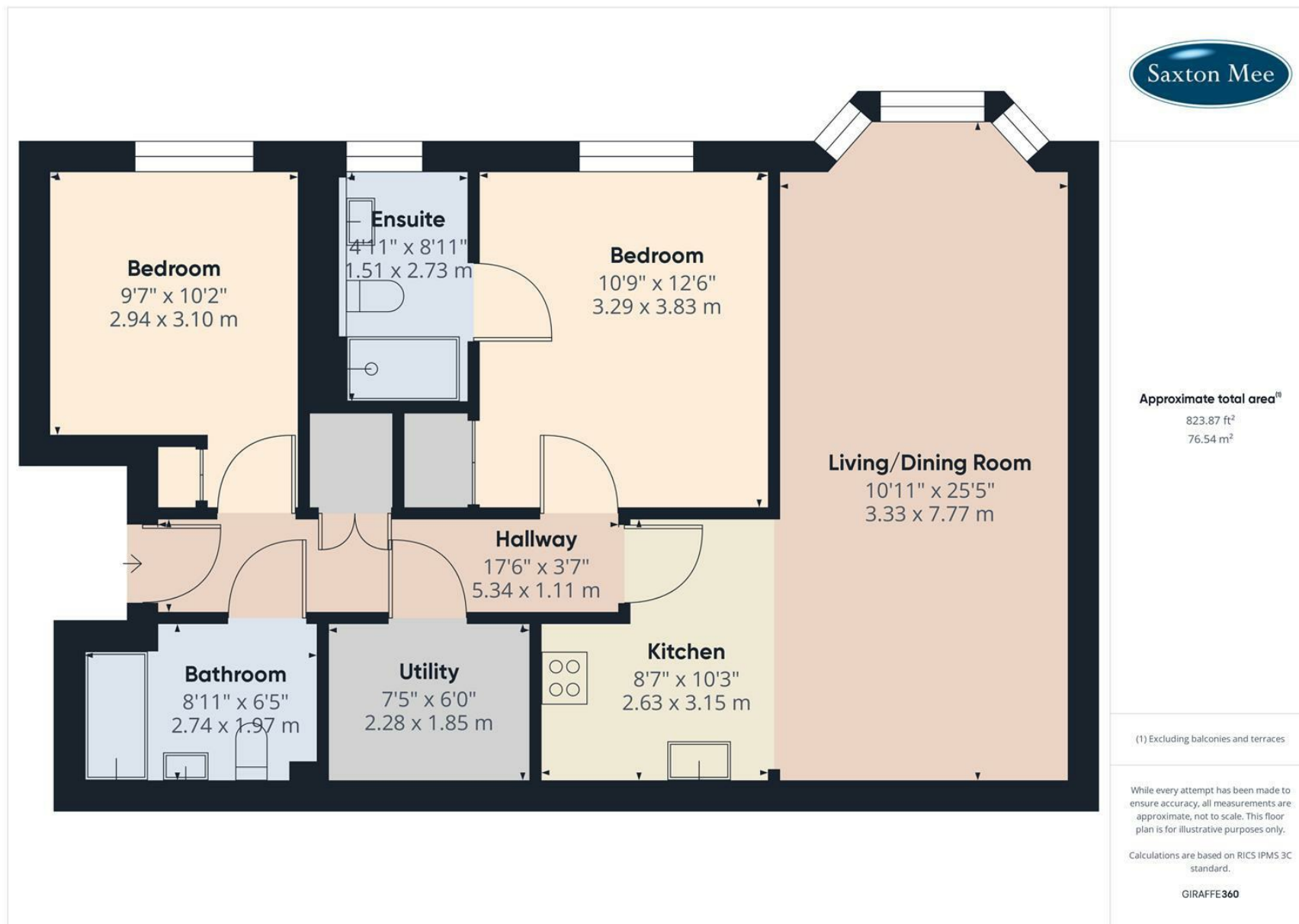
Outside; communal grounds, private car parking space with visitors parking and security entrance system.



- Two Double Bedroom, Two Bathroom First Floor Apartment
- Very Popular Development With Security Entrance System
- One Of The Larger Apartments In The Development
- Master Bedroom With Large En-suite Shower Room
- Early Vacant Possession and NO CHAIN
- Dedicated Parking Space, Visitor Parking And Bike Storage
- Close To Good Amenities Including Dore And Totley Train Station
- Leasehold 150 years From 1 March 2001
- Council Tax Band D/EPC Rating
- Viewings Via Banner Cross Office







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.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

