



Apartment 2 31 Bluecoat Rise, Sheffield, S11 9DW

Saxton Mee



## Apartment 2 31 Bluecoat Rise

Guide Price

**£260,000**

GUIDE PRICE £260,000 - £270,000

Superbly appointed two double bedroom apartment, with NO ONWARD CHAIN.

A superbly appointed and well proportioned two double bedroom first floor apartment in this sought after development. This delightful apartment benefits from a quiet cul-de-sac location, however is also located within easy reach of all of the amenities available at nearby Ecclesall Road as well as with easy access into both Sheffield City centre and out to the peak district.

This lovely apartment briefly comprises: communal entrance, stair access to the first floor. Private hallway with two fitted storage cupboards and secure intercom system, large open plan kitchen/dining/sitting room, master bedroom with en-suite shower room, double bedroom two and bathroom. Outside, external storage and delightful well maintained communal grounds and parking.

Lease Term: 125 Years from 2012  
Annual Ground Rent: £320

- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- BEAUTIFULLY PRESENTED
- FIRST FLOOR
- COMMUNAL GARDENS
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EPC RATING: B
- VIEWINGS VIA SAXTON MEE BANNER CROSS









**TOTAL: 64.6 sq.m. (695 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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)

