





## 6 The Lawns

Ecclesall • Sheffield • S11 9FL

Guide Price £210,000 - £230,000

Located on a quiet no through road in Ecclesall, close to a range of amenities in Banner Cross is a fabulous 2 double bedroom ground floor apartment measuring 672 sq ft. A generously proportioned apartment overlooking well maintained wrapround communal lawned gardens. Filled with natural light and neutrally presented throughout. Improved by the present owner with the benefit of a modern kitchen, gas central heating with a combination boiler, and double glazing. The property enters through a secure intercom, communal entrance leading to a private entrance on the ground floor. A welcoming inner hallway leads through to the dual aspect, spacious open plan flexible living area, offering superb views of the communal gardens. The modern kitchen is fitted with a range of contemporary white units, complementary worktops, and tiled splashbacks. Integrated appliances include an oven, electric hob, washing machine, and a fridge freezer. Built in storage houses the combination boiler. There are two double bedrooms, presented in neutral modern tones, and a bathroom equipped with a 3-piece modern white suite, partially tiled with an overhead shower. Externally, there are well maintained communal lawned gardens, which wrap around the property. The lawns is well-placed for local shops and amenities at Banner Cross, highly regarded local schools, a range of recreational facilities and access to the city centre, hospitals, universities, the train stations and the Peak District.



- Ground Floor Apartment in Ecclesall
- Measuring an Impressive 672 sq ft
- 2 Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Light & Airy Accommodation
- Beautiful Lawned Garden Outlook
- Well Maintained Communal Gardens
- Leasehold 200 years 1971 (146 remaining)
- Service Charge £105pcm Fairways Management
- Council Tax Band B, EPC Rating C

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APPROXIMATE GROSS INTERNAL AREA = 62.4 SQ M / 672 SQ FT

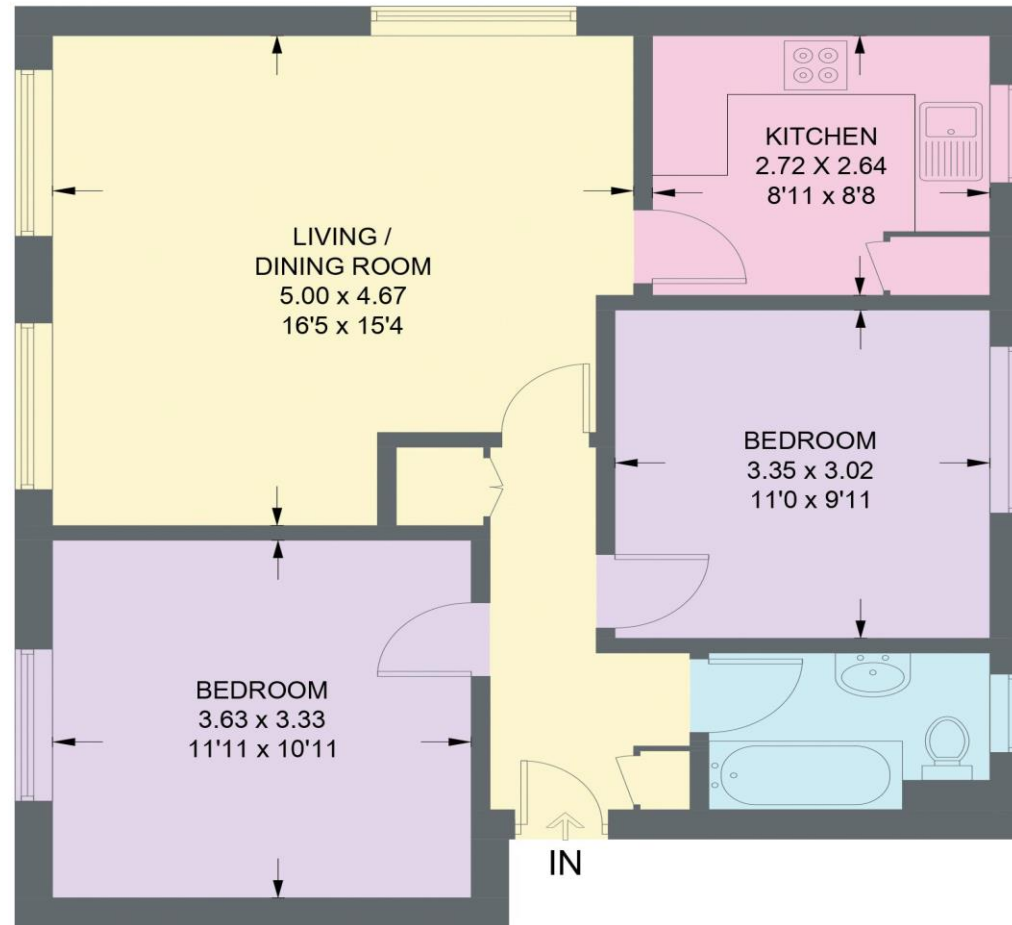


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.