







Apartment 5

448 Abbey Lane • Sheffield • S7 2QY

Guide Price £375,000 - £385,000

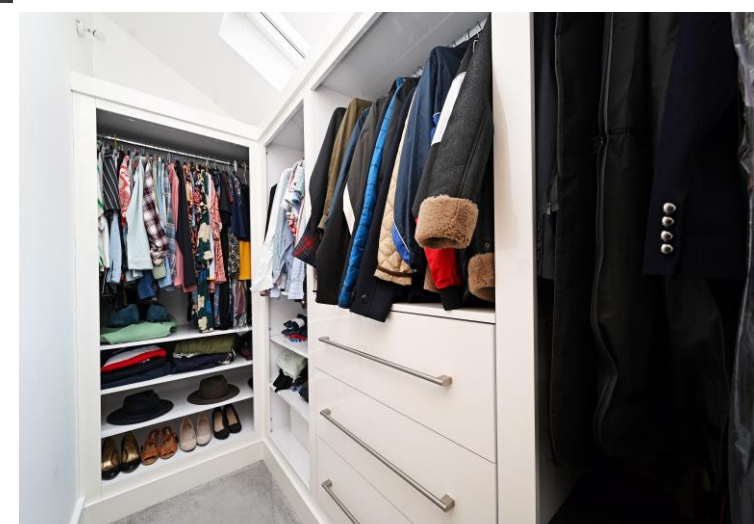
A beautifully presented 2/3 bedroom and 2 bathroom penthouse apartment in an exclusive development on Abbey Lane, Beauchief. Stylishly finished throughout, this contemporary home boasts impressive apex windows, a glass balcony, and a bespoke Harvey Jones kitchen. The light and airy accommodation features gas underfloor heating, oak flooring, contemporary shaker-style doors, and aluminium double-glazed windows. The property includes two allocated parking spaces and is ideally located close to Millhouses Park, Ecclesall Woods, and Dore & Totley train station. A secure intercom communal entrance leads via stairs to the private entrance. Inside, a welcoming hallway with oak flooring opens into a stunning open-plan living, dining, and kitchen area. The space benefits from high ceilings, feature apex windows, and generous glazing that floods the room with natural light and provides far-reaching leafy views from the glass balcony. The custom-built Harvey Jones kitchen is fitted with high-quality Neff integrated appliances and complemented by a separate utility room. The open-plan layout offers flexibility for modern living and entertaining. The principal bedroom, decorated in elegant grey tones, includes a stylish en-suite shower room. There is a second double bedroom and a further fully fitted dressing room, formerly a third bedroom, providing excellent storage. The main bathroom is finished to a high standard with contemporary tiling, a rainfall shower, and a modern three-piece white suite. Externally, the apartment benefits from two allocated parking spaces accessed via Abbey Crescent, as well as well-maintained communal gardens and shared spaces. This property is located in the highly sought-after suburb of Beauchief, renowned for its leafy streets, excellent schools, and strong community spirit. With close proximity to Millhouses Park and Dore & Totley train station, residents enjoy the perfect balance of suburban tranquillity and easy access to Sheffield city centre. Popular with both professionals and families, Beauchief offers a desirable lifestyle with excellent transport links, green spaces, and a welcoming neighbourhood atmosphere.





- Stunning Penthouse Apartment
- 2/3 Bedrooms & 2 Bathrooms
- Generous Glass Balcony & Great Views
- Harvey Jones Kitchen & Neff Appliances
- Stylish Decor & Oak Flooring

- Close To Millhouses Park & Dore Station
- Allocated Parking Spaces
- Gas Underfloor Heating
- 250 Year Lease from 15.06.2016 £200pa
- Council Tax Band E, EPC Rating B





APARTMENT 5, 448 ABBEY LANE

APPROXIMATE GROSS INTERNAL AREA = 90.8 SQ M / 977 SQ FT

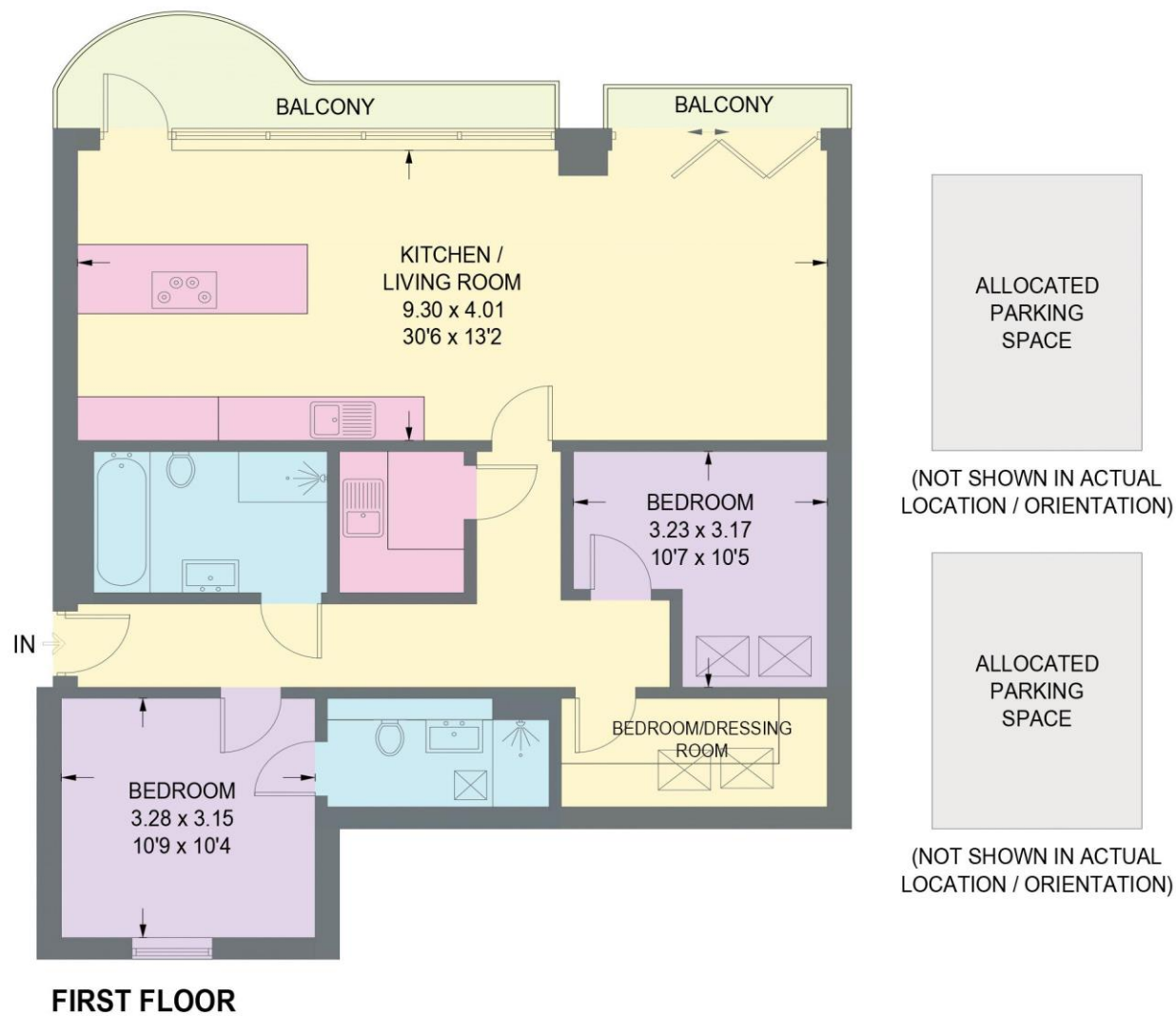


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.



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