











## Flat 94 The Maltings

Ecclesall Road • Sheffield • S11 8HP

Asking Price £185,000

Occupying an enviable corner position with wraparound balconies, this stunning two double bedroom top/third floor apartment is situated within the highly popular Maltings development at the head of Ecclesall Road, one of Sheffield's most sought-after and vibrant locations. The property enjoys an excellent level of natural light and a high degree of privacy, making it an ideal choice for modern city living. Further benefits include two secure allocated parking spaces, electric heating and generous private outdoor space. The apartment opens into an impressive inner hallway featuring timber flooring, simple neutral décor and useful cloakroom storage. Owing to its corner plot position, the spacious open-plan living and kitchen area is flooded with natural light and provides access to two separate balconies via sliding patio doors. Finished in modern tones with contemporary carpeting, this flexible space is ideal for both everyday living and entertaining. The kitchen is fitted with sleek white gloss units complemented by contrasting worktops and tiled splashbacks, along with a range of integrated appliances including a fridge freezer, electric oven, hob, washing machine and slimline dishwasher. There are two beautifully presented double bedrooms, with the larger benefiting from contemporary fitted wardrobes and a recently renovated en-suite shower room. The main bathroom is fully tiled and fitted with a modern three-piece white suite, complemented by a chrome heated towel rail. The Maltings is ideally located within walking distance of the extensive range of shops, bars, cafés and restaurants along Ecclesall Road, while also benefiting from excellent transport links to Sheffield city centre, the universities and major hospitals.

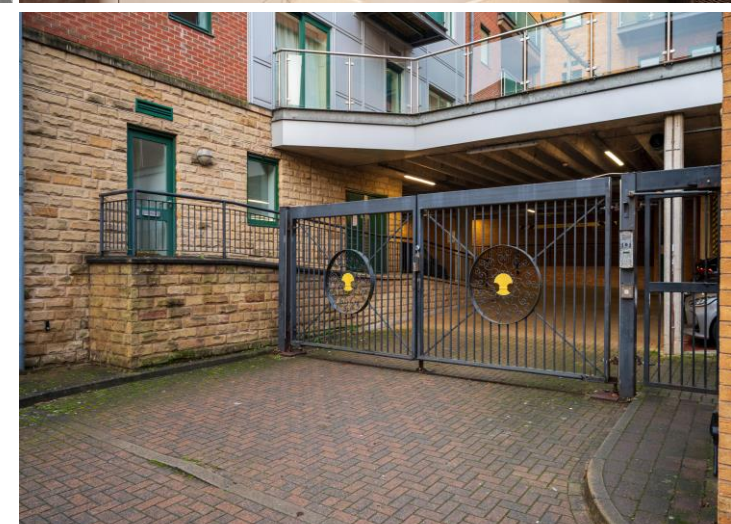








- Superb Modern Apartment on Ecclesall Road
- Third / Top Floor Location
- Occupying Enviably Corner Plot
- 2 Double Bedrooms & 2 Bathrooms
- Beautifully Presented Throughout
- 2 Separate Balconies
- 2 Secure Allocated Parking Spaces
- Lease 150 years from 16/04/2003 £150pa
- Service Charge - Omnia - £713.48 / quarter
- Council Tax Band C, EPC Rating C









# 94 THE MALTINGS

APPROXIMATE GROSS INTERNAL AREA = 66.9 SQ M / 720 SQ FT  
(EXCLUDING UNDER CROFT ALLOCATED PARKING SPACES)

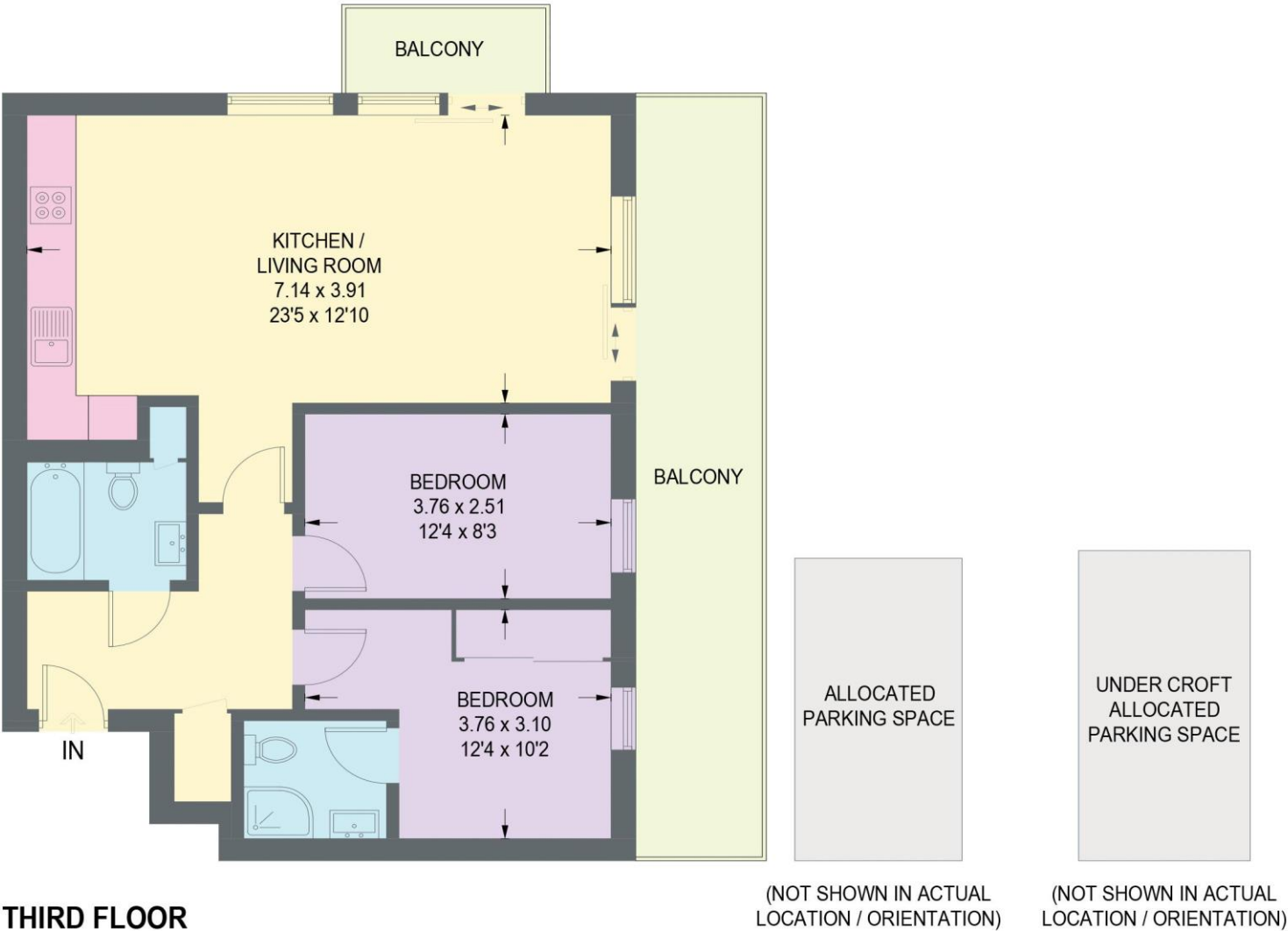


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.



