



Spencer.

18 Leadmill Court, 4 Mortimer Street, City Centre, S1
4SF

Buy —

this recently redecorated and furnished, two bedroom City Centre apartment available with no chain and close to transport links and Sheffield train station, making it an ideal first time buyer or rental investment opportunity.

— from **Spencer.**

- Available with no chain and tenant insitu if req'd
- Two bedroom city centre apartment
- Modern bathroom
- Open plan lounge kitchen diner
- Gated development with secure intercom entry system
- Internal passenger lift
- Ideal for investor -furniture included
- Council Tax Band-B
- EPC Rating-C
- What3words//roof.river.yards



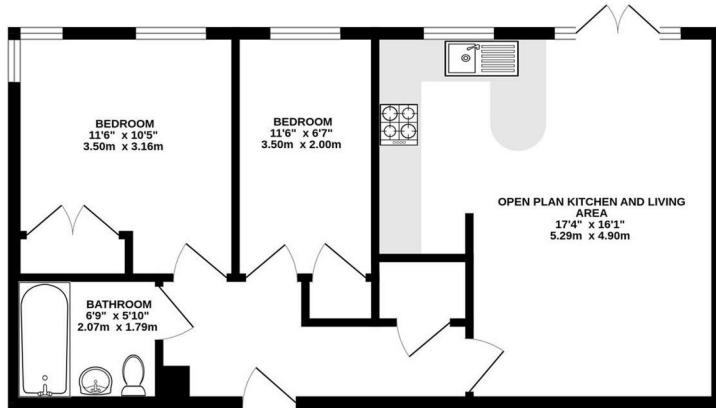
Offers Around

£115,000



Floorplan

THIRD FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements do not include any fixtures, fittings or services. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and items have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measured CAD200

Spencer.

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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