



48, Osborne Mews, Sheffield, S11 9EG

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## Description

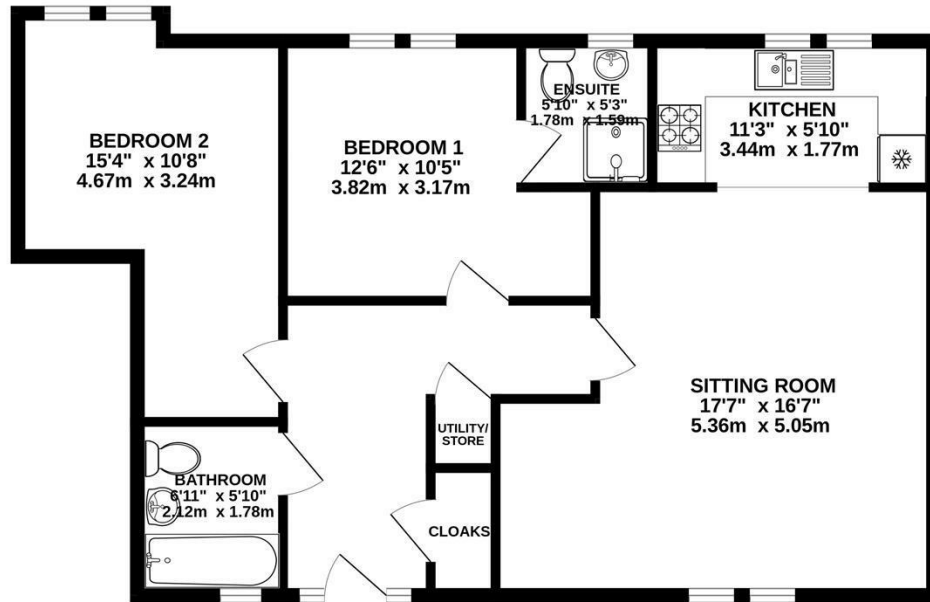
Unlike the majority of apartments number 48 benefits from its own, private entrance. The electric security gates that access the development provide residents with an additional layer of privacy and security. Residents of 'The Old Nether Edge Hospital' site enjoy the use of lovely, well maintained and extensive communal gardens and a fabulous leisure centre which includes a gymnasium, sauna and swimming pool and offsets the need for an expensive gym membership. Number 48 is situated on the ground floor of the block that runs alongside Osborne Road and offers a good range of well proportioned accommodation that would suit any buyer. This lovely home will appeal to owner occupiers who wish to live close to the very fashionable and desirable Village of Nether Edge and the eclectic mix of bars, restaurants cafes and bistros that combine to give the area its unique and cool feel. The property would also make a sound investment as a buy to let as the area is convenient for accessing the city centre, main city hospitals and both universities.

- Two double bedrooms (one with an ensuite).
- Large living room which opens through to the kitchen.
- Fitted kitchen.
- Bathroom and ensuite.
- Ground floor location.
- Private entrance opening to the reception hallway.
- Secure, gated grounds and allocated off road parking bay.
- Residents leisure centre with swimming pool, sauna and gymnasium.
- 200 year lease from 2004 at £100 ground rent per annum and £1824.77 Service Charge per annum.
- EPC rating C74, Council Tax Band C.

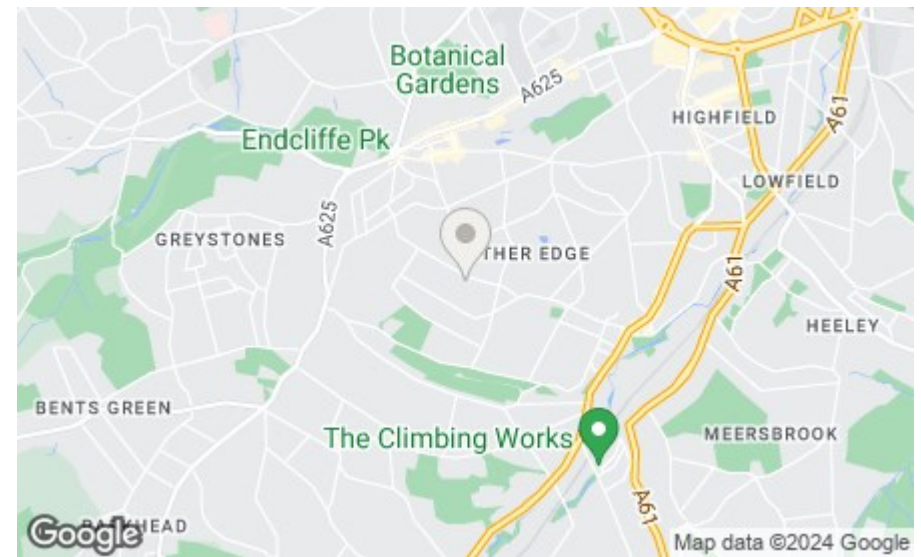




## GROUND FLOOR FLAT



TOTAL FLOOR AREA: 797sq.ft. (74.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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