

48, St. Francis Close, Sheffield, S10 5SX

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## Description

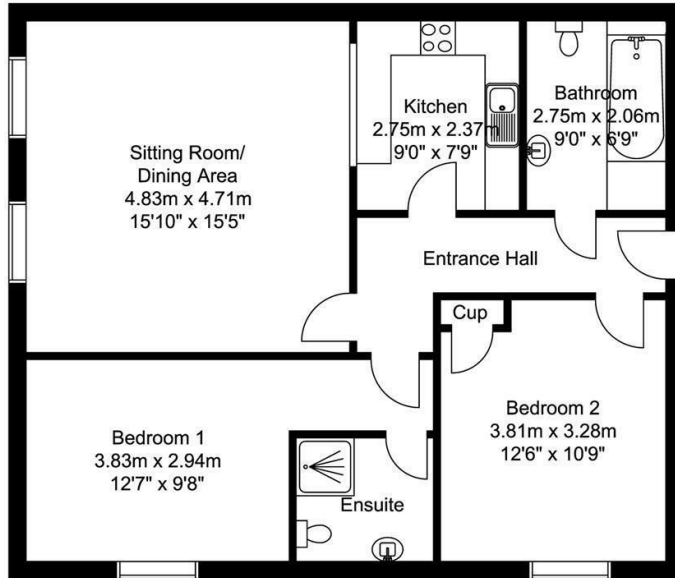
A spacious ground floor apartment which forms part of this purpose built development which is located on the fringe of Crosspool as it joins Sandygate. The property enjoys a higher degree of privacy due to its situation at the rear of the development and benefits from a particularly large sitting room and two bathrooms (one ensuite to complement the two double bedrooms). There are a host of local amenities found in Crosspool and regular transport links can whisk you into town, via Broomhill in under 15 minutes. The main city hospitals and universities are also conveniently found close by. The area of Crosspool is also ideally placed for those wishing easy access to the surrounding countryside, a short drive up the hill takes you out into Redmires which acts as the gateway to The Peak District National Park. The local schooling is highly sought after and the versatile accommodation will appeal to a broad range of buyer.

- Two double bedrooms.
- Two bathrooms including one ensuite shower room to the principal bedroom.
- Large sitting room providing plenty of reception space.
- Fitted kitchen including some white goods that are available via separate negotiation.
- Airing cupboard in the inner hallway.
- Secure communal hall accessible via intercom.
- Electric heating, UPVC double glazing and EPC rating C75.
- 125 year lease from 2002 and combined ground rent and service charges of approx £850 per annum.
- Allocated off road parking and communal gardens.
- No chain, ground floor and all white goods are included in the sale.

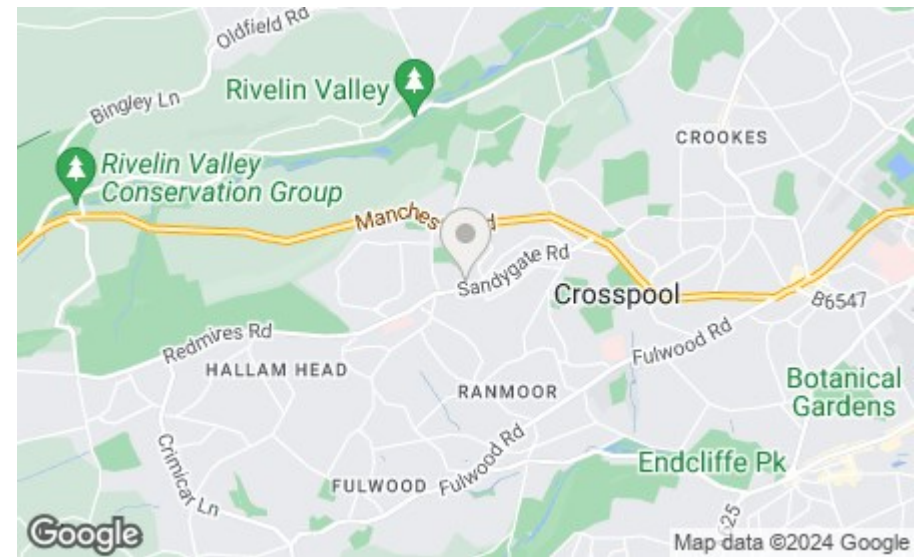




73 sq m/785.76 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan. CP Property Services @2021



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