



St. Francis Close, Sandygate, S10 5SX

Offers Over £160,000

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This beautiful first-floor apartment forms part of a purpose-built development, exclusively designed for the over-55s market, offering secure, low-maintenance living within a friendly and well-established community. Developments of this kind are particularly popular with those looking to enjoy an independent lifestyle, while benefiting from a quieter environment among like-minded neighbours. The design of the building focuses on practicality and comfort, with easy access throughout and well-kept communal areas that create a welcoming first impression for both residents and visitors.

Ideally located on the fringe of Crosspool as it meets Sandygate, the property is offered with no upward chain and features a large sitting room, modern breakfast kitchen, and convenient allocated parking directly outside the building.

The thriving community of Crosspool offers a wealth of local amenities, including independent shops, cafés, and restaurants, all within easy reach. The area is well served by regular transport links, providing straightforward access to Sheffield's bustling city centre via the ever-popular Broomhill area in under 15 minutes.

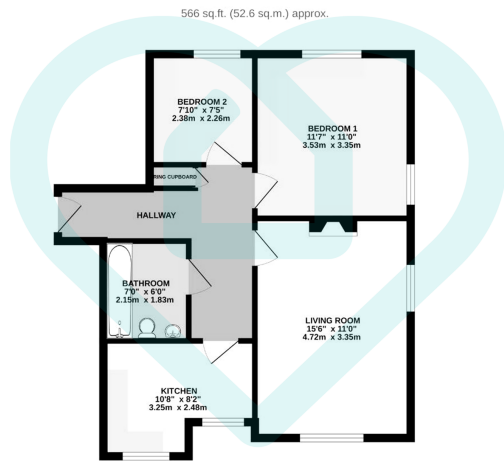
Sheffield itself is a vibrant and cosmopolitan city, renowned for its rich industrial heritage, abundance of green space, and strong sense of community. For over-55s buyers in particular, the proximity to excellent healthcare services is a significant advantage, with leading hospitals nearby including the Royal Hallamshire Hospital and the Northern General Hospital, ensuring peace of mind and convenient access to medical facilities.

For academics and professionals, Sheffield is home to two world-class universities: the University of Sheffield and Sheffield Hallam University, both located within easy reach. The city also offers a diverse cultural scene, with a thriving arts and music culture, excellent shopping districts, and a wide array of restaurants and cafés to suit every taste.

Property Description:

This spacious first-floor apartment is located within a highly sought-

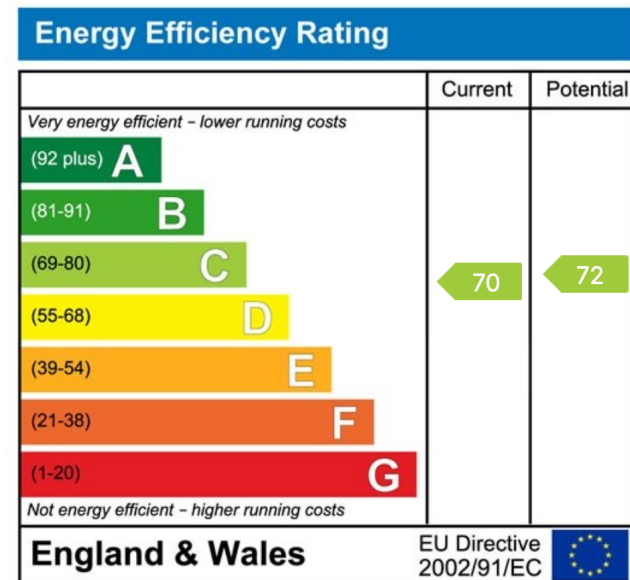




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- An excellent first floor apartment having double glazing and electric heating
- Close to the bus stops for the 51 bus both to Lodge Moor and The City Centre
- Close for the Universities and Hospitals
- Communal grounds and allocated parking
- Viewing highly recommended
- Standing within this popular residential development
- Excellent shopping facilities in Crosspool and in turn Broomhill
- Providing good sized accommodation
- Positioned in an over 55's block of apartments
- No chain involved



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