



## Apartment A 110 Psalter Lane

Brincliffe, Sheffield, S11 8YU

Asking Price £350,000

A stylish ground floor apartment which has its own entrance, large deck and a defined part of the grounds for your own private usage. Offering over 723 square feet of beautifully presented and fully renovated accommodation. The internal space is complemented by the generous garden allocation and a private decked area to two sides of the property. Available with no onward chain and forming part of this intimate and luxurious development which enjoys a prime location in Brincliffe, on the edge of both the fashionable neighbourhoods of Sharrowvale and Nether Edge Village.

- Two double bedroom, ground floor apartment.
- Two luxurious bathrooms, including one ensuite, with elegant tiling framing the modern sanitaryware.
- Fabulous, open plan living kitchen with
- Modern heating and double glazing combine to produce an EPC rating of C73.
- Sole use of a deep decked area that spans two sides of the property alongside a further, defined area of lawned garden to use as you see fit.
- No onward chain.
- Council Tax Band TBC.
- The lease is for 999 years and each apartment owner will have a share in the residents association and collectively own the freehold.
- Prime location, convenient for accessing local amenities including speedy transport links.

### Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.



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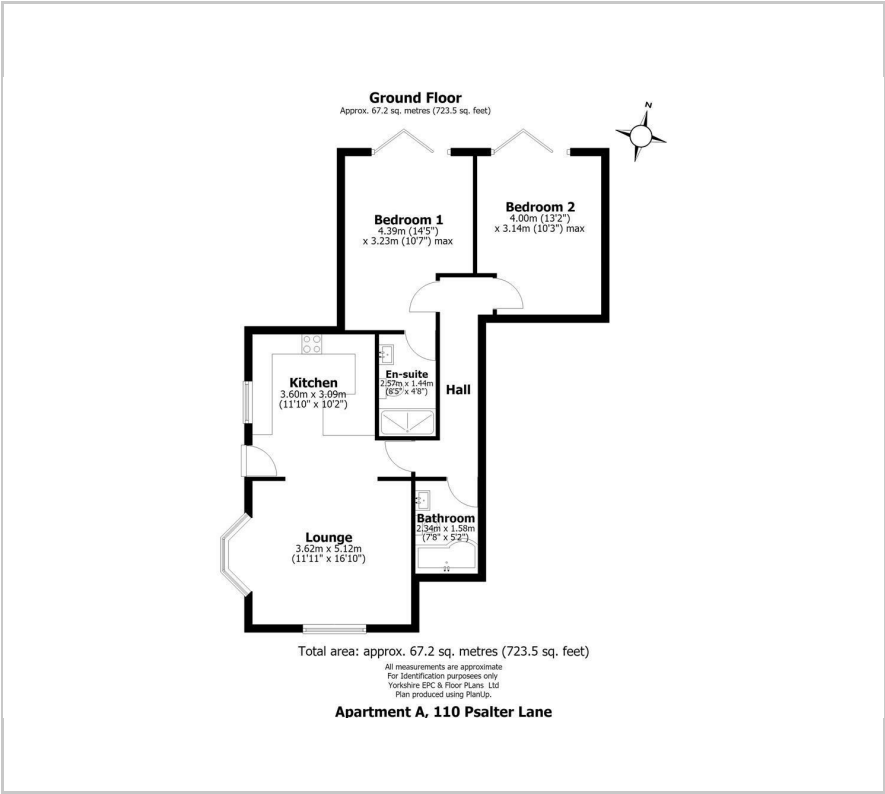


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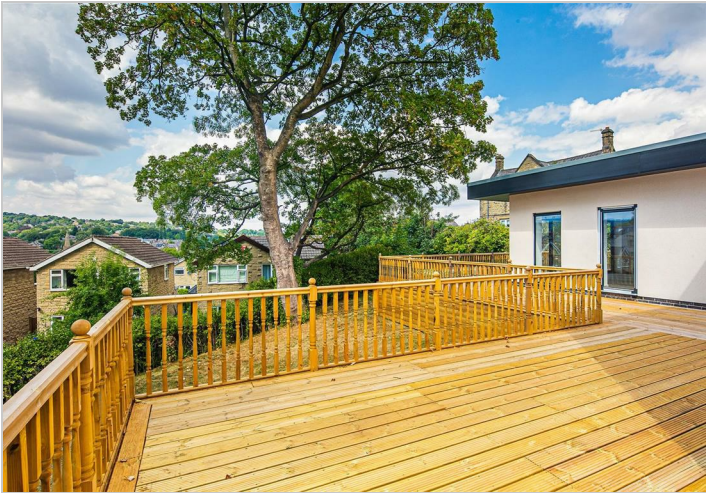
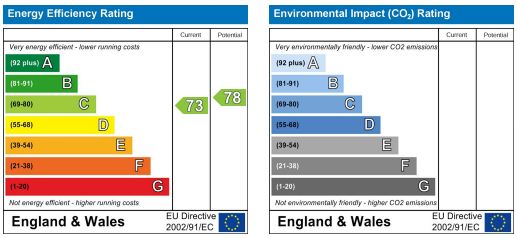
Floor Plan



Area Map



Energy Efficiency Graph



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