



19 Union Drive, Nether Edge, Sheffield S11 9EQ



Lettings

19 Union Drive

Nether Edge

Per Month

£2,150 Per Month

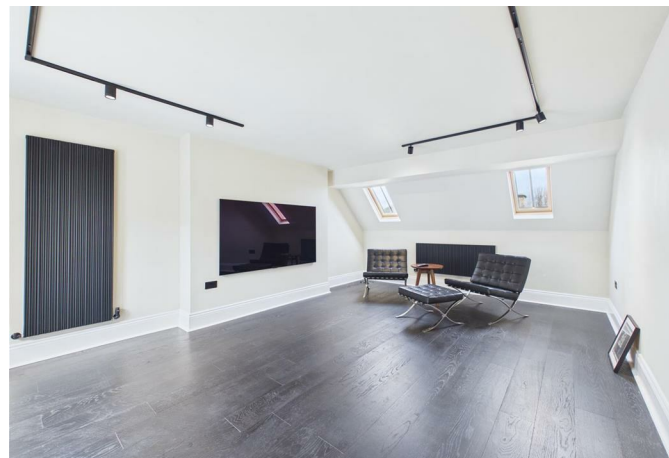
****DEPOSIT FREE OPTION AVAILABLE**** We are delighted to present this immaculate, two bedroom penthouse apartment, available to let immediately. Positioned on the second floor of an exclusive and highly regarded gated development in Nether Edge, the property sits within beautifully landscaped grounds and has recently undergone a comprehensive renovation to an exceptionally high standard.

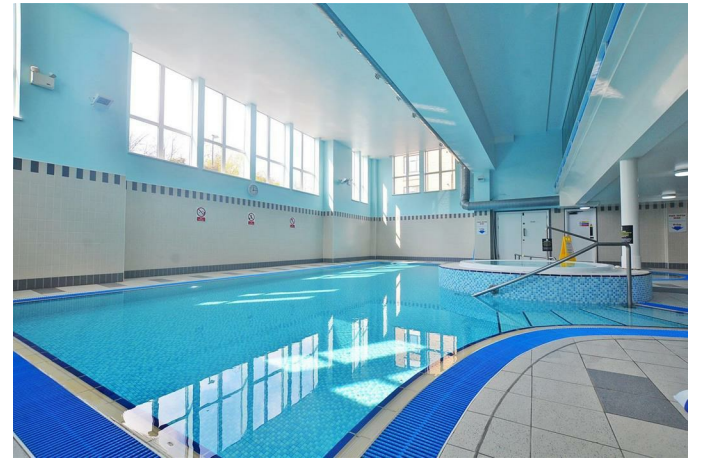
Upon ascending the staircase to the second floor, you are greeted by a well appointed reception hallway. The heart of the home is a remarkably spacious lounge, bathed in natural light, with patio doors extending the living space out onto a private roof terrace. Adjoining this is a superb kitchen and dining area, fitted with a suite of high end Miele appliances, including an electric oven, gas hob, extractor, fridge/freezer, dishwasher, and washer.

The sleeping quarters are equally impressive. The master suite benefits from a generous walk in wardrobe and a private en suite shower room. One additional double bedroom provides ample space for family or guests, serviced by a stylish family bathroom complete with a modern, three piece white suite and an over bath shower.

For ultimate convenience and lifestyle appeal, the property includes an allocated parking space and exclusive access to the development's private leisure suite, featuring a swimming pool, sauna, Jacuzzi, and gymnasium.

This property is offered part furnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is C and the Council Tax Band is E.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1390 ft²
 129.3 m²

Balconies and terraces
 537 ft²
 49.9 m²

Reduced headroom
 81 ft²
 7.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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