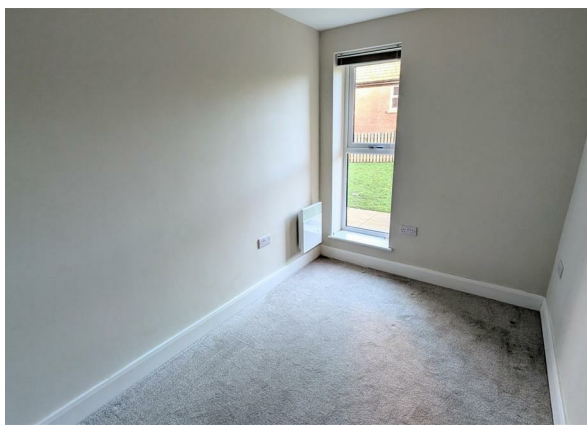
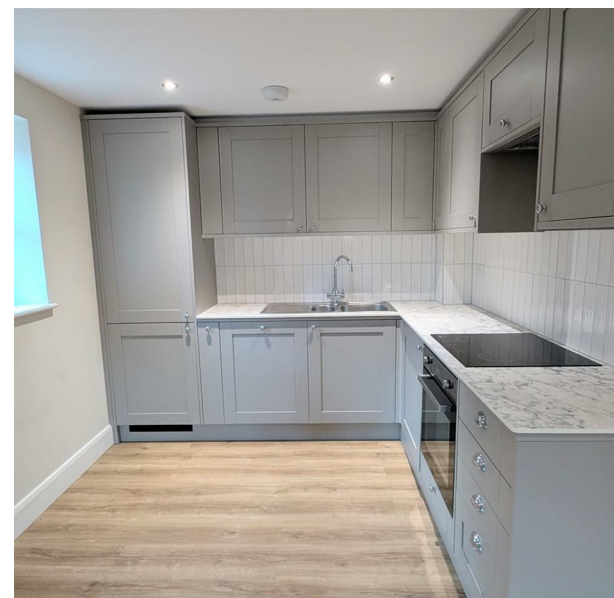


3 Sheafside Apartments, 1 Archer Mews, Millhouses, Sheffield, S8 0JY  
£179,500

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## 3 Sheafside Apartments, 1 Archer Mews, Millhouses, Sheffield, S8 0JY

£179,500

Council Tax Band: B

A stunning, modern styled two bedroom ground floor apartment which forms part of this recently built development in Millhouses. Ideal for first time buyers or landlords, the property enjoys spacious rooms including an open plan living/kitchen area, an allocated parking space and well manicured communal gardens to the rear to name a few highlights. Located close to a wealth of shops and amenities including Archer Road retail park, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and electric heating throughout, the property in brief comprises; Secure communal lobby area, entrance hallway with large storage cupboard, open plan living/kitchen area with fully integrated appliances, two spacious bedrooms overlooking the gardens and a bathroom. Outside, there is an allocated parking space to the front, a lockable bike store and lawned communal gardens to the rear. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended, contact Archers Estates today to book your visit! Leasehold tenure, 246 years remain on the lease. The service charges are £109pcm, council tax band B.

### Secure Communal Entrance Lobby

Access to the building is gained through a communal entrance door with intercom system which leads to the lobby area. Having letterboxes and a staircase rising to the upper floor, the door for apartment 3 is on the ground floor.

### Entrance Hallway

A solid wood entrance door leads directly into the hallway, which is wide and inviting and has laminate flooring, an electric wall mounted heater and a large walk in storage cupboard. Doors lead to all rooms.

### Open Plan Living Kitchen

A bright and spacious room which enjoys an open plan style layout. To the lounge area there is a rear facing upvc double glazed window and an electric wall mounted heater. To the kitchen area there modern styled fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, a dishwasher and a washing machine. With laminate flooring, an electric wall mounted heater and a side facing upvc double glazed window.

### Master Bedroom

A spacious double sized bedroom which has a rear facing upvc double glazed window and an electric wall mounted heater.

### Bedroom Two

The second bedroom is a single sized room which has a rear facing upvc double glazed window and an electric wall mounted heater.

### Bathroom

A modern and stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With tiled flooring and a chrome towel radiator.

### Outside

The development is located off Archer Road with a communal driveway descending to the parking area, where there is an allocated space. To the sides and rear of the building there are lawned communal grounds with fencing surrounding.







## Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC