



Spencer.

23 Fitzwilliam Court, Bartin Close, Ecclesall, S11
9GF

Buy —

this superbly presented one double bedroom third floor apartment which forms part of this desirable over 60's development in the popular area of Ecclesall S11.

— from *Spencer.*

- Superb top floor retirement apartment
- One double bedroom
- Recently decorated and new carpets
- Fitted kitchen with appliances included
- Allocated parking space
- Lift and stair access to all floors
- Communal residents lounge and laundry room
- Council Tax Band - B
- EPC Rating-C
- What3words:///native.begin.chip

Offers Around

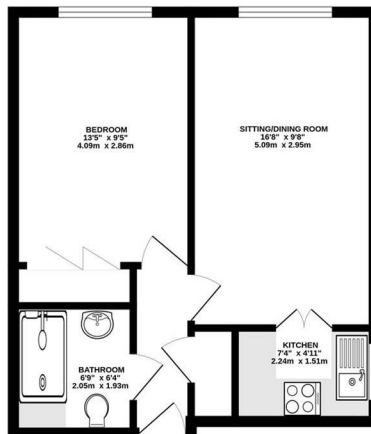
£99,000





Floorplan

FORTH FLOOR
CEILING HEIGHT 2.3 M
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other works are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should not be used as a basis for any representation or warranty. Measurements are given in good faith and should not be relied upon as to their accuracy or efficiency can be given.

Marked with a star (S)



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
 SpencersAgents
 SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948