



# Redgrave, Millsands, Sheffield, S3 8NF

Guide Price £170,000

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**GUIDE PRICE: £170,000 to £180,000**

***\*BUYER INCENTIVE: First 12 months Service Charge included\****

A superb top floor penthouse-style apartment with balcony views over the River Don, allocated parking and no onward chain.

Positioned on the top floor of the popular Redgrave development in Millsands, this stylish two bedroom, two bathroom apartment offers generous, well-planned accommodation with an excellent sense of space and light throughout. Enjoying a penthouse feel, the property benefits from elevated views, a private balcony overlooking the river and the added convenience of allocated under croft parking.

The apartment opens into a welcoming entrance hallway which leads through to a spacious open plan sitting and dining room, an impressive living space ideal for both relaxing and entertaining. Large windows and patio doors draw in plenty of natural light and provide direct access to the balcony, where you can enjoy pleasant views over the river and surrounding area.

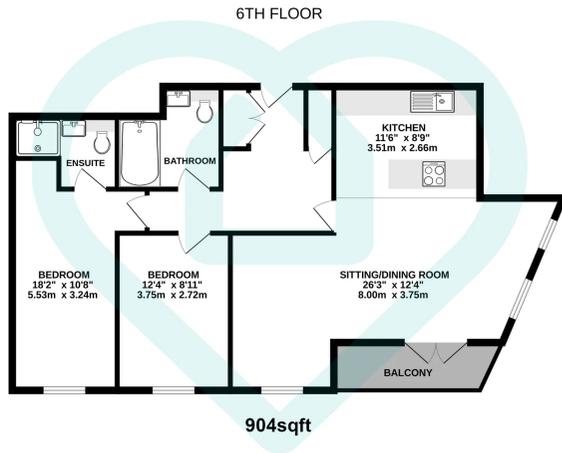
The kitchen is well proportioned and thoughtfully laid out, offering ample storage and worktop space, and sits just off the main living area, ideal for modern living.

There are two well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate main bathroom serves the second bedroom and guests, both finished in a clean, contemporary style.

Externally, the property enjoys allocated under croft parking and is set within well-maintained communal grounds. Millsands is a highly convenient location, offering easy access to Sheffield city centre, Kelham Island, transport links and riverside walks.

Offered to the market with no chain, this fantastic apartment would be ideal for owner occupiers, professionals or investors alike, and an early viewing is highly recommended to fully appreciate the position, outlook and overall quality on offer.

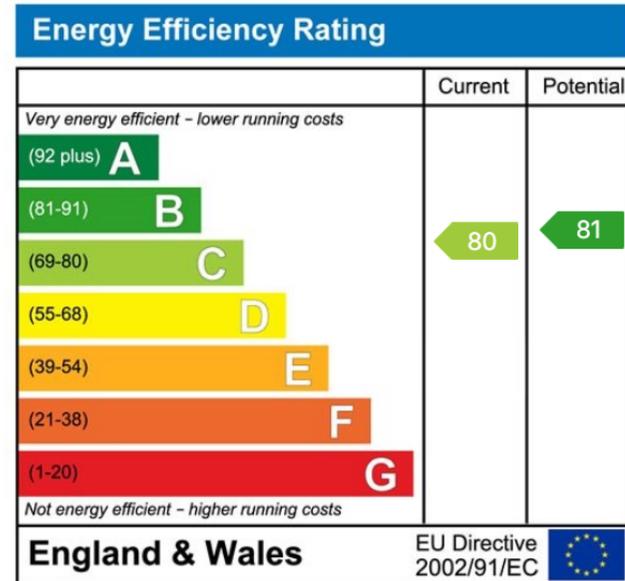




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact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



- First 12 Months Service Charge Included
- Available with no onward chain
- Allocated under croft parking space
- Top floor penthouse-style apartment
- Two well-proportioned bedrooms
- Spacious open plan living and dining area
- Private balcony with river views
- Modern, well-appointed kitchen
- Sought-after Millsands location
- Excellent access to city centre and Kelham Island



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