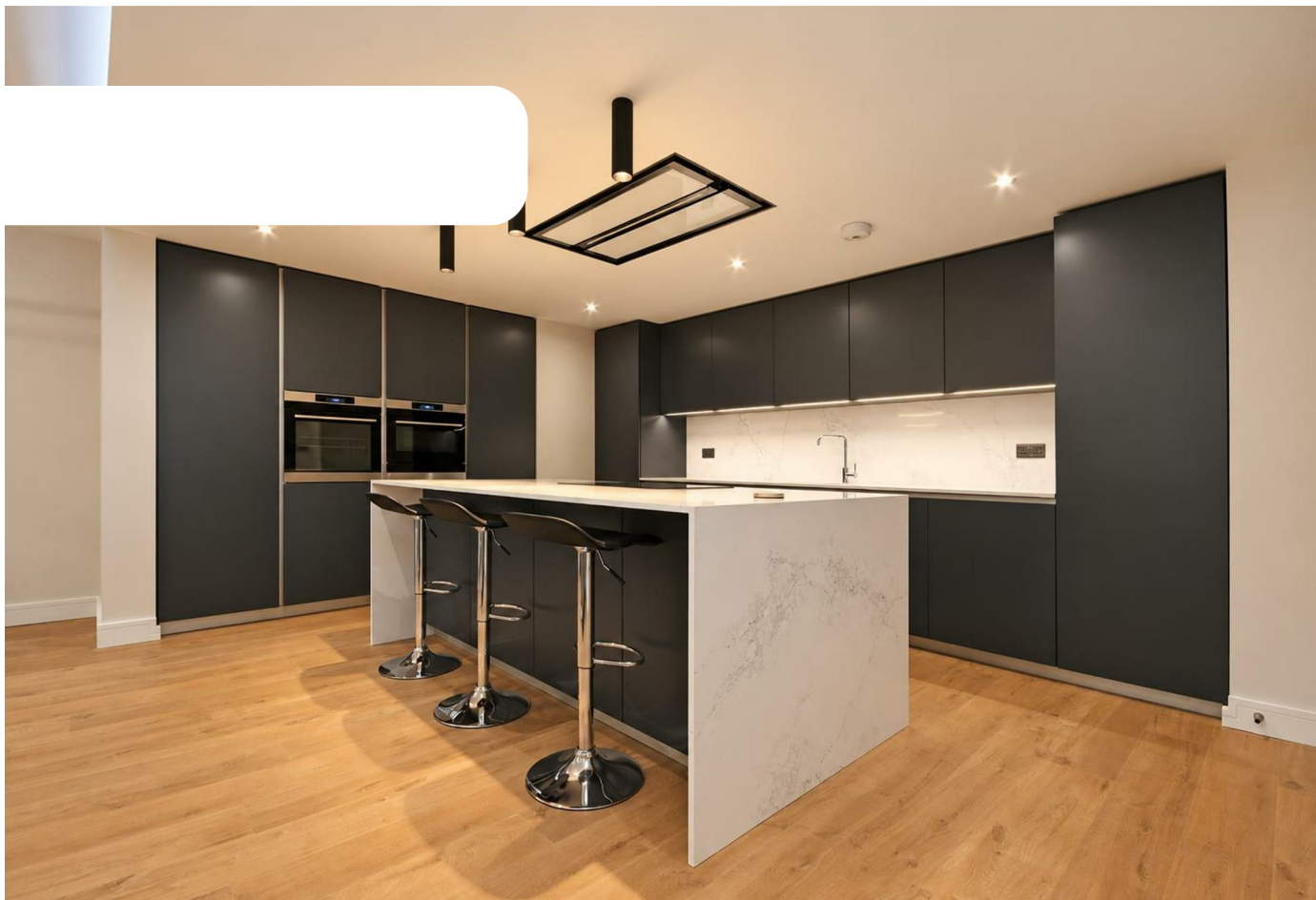




Apartment

3 DORE LODGE APARTMENTS, 75 DORE ROAD, DORE, SHEFFIELD, S17 3ND

PCM

£2,650

FEATURES

- Imported Italian Karl Benz Kitchen with Marble Worktops
- Exclusive Secure Gated Development
- Extensive Fitted Wardrobes & Excellent Storage
- Two Allocated Underground Parking Spaces
- Underfloor Heating Throughout
- Luxury En-Suite to Principal Bedroom



Ascent
Lettings

Premium properties, direct.

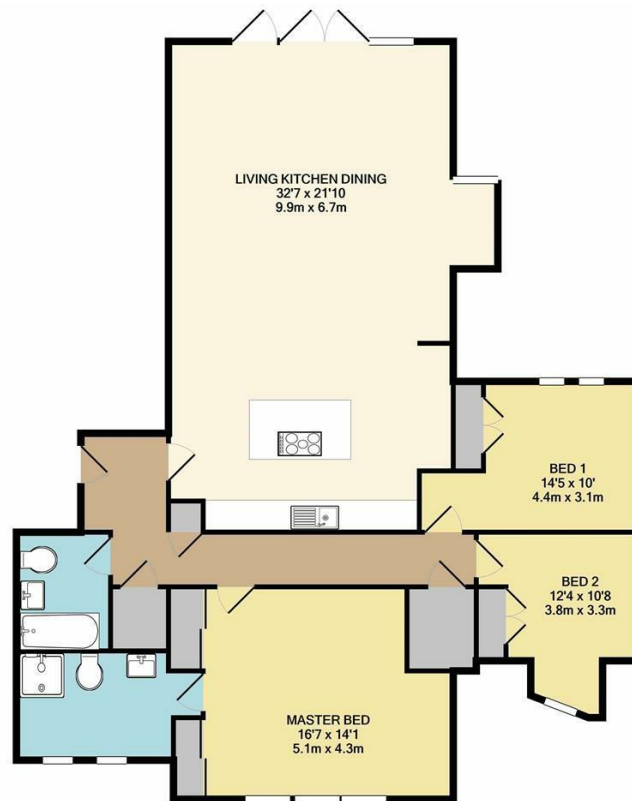
3 Bedroom Apartment located in Sheffield

A truly impressive three-bedroom, two-bathroom apartment situated within the exclusive Dore Lodge development on prestigious Dore Road. Exceptionally spacious throughout, the apartment offers beautifully finished contemporary interiors, generous living accommodation and a superb sense of space, making it an outstanding home in one of Sheffield's most sought-after locations.

Dore Lodge itself is just seven luxury apartments, with secure gated access and private underground parking. The apartments were designed with large open-plan living spaces and high-specification kitchens.

Perfectly positioned close to Dore Village, with its cafés, restaurants and local amenities, including The Dore Bar & Grill, The Summer House & Dore & Totley Station is also nearby, providing convenient rail connections towards Sheffield and Manchester, while the surrounding area offers easy access to Ecclesall Woods, Millhouses Park and the Peak District.

Location & Nearby Amenities –



TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 SQ.M.)

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
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<http://www.ascentlettings.co.uk>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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