



Apartment

APARTMENT 30 ABBEYDALE HALL, 240 ABBEYDALE ROAD SOUTH, DORE, SHEFFIELD, S17 2LJ

PCM

£1,025

FEATURES

- Spacious Open-Plan Kitchen & Living Room
- Under Floor Heating Throughout
- Secure Gated Development
- Integrated Appliances Including Washer/Dryer
- Ground Floor Access
- Built in Wardrobes
- Neighbouring Dore & Totley Train Station
- EPC C



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Premium properties, direct.

2 Bedroom Apartment located in Dore

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Council Tax Band

C

Set within an exclusive gated development in sought-after Dore, this beautifully presented two-bedroom, one-bathroom apartment offers stylish, contemporary interiors in a peaceful setting. Private parking and beautifully maintained communal grounds complete this apartment.

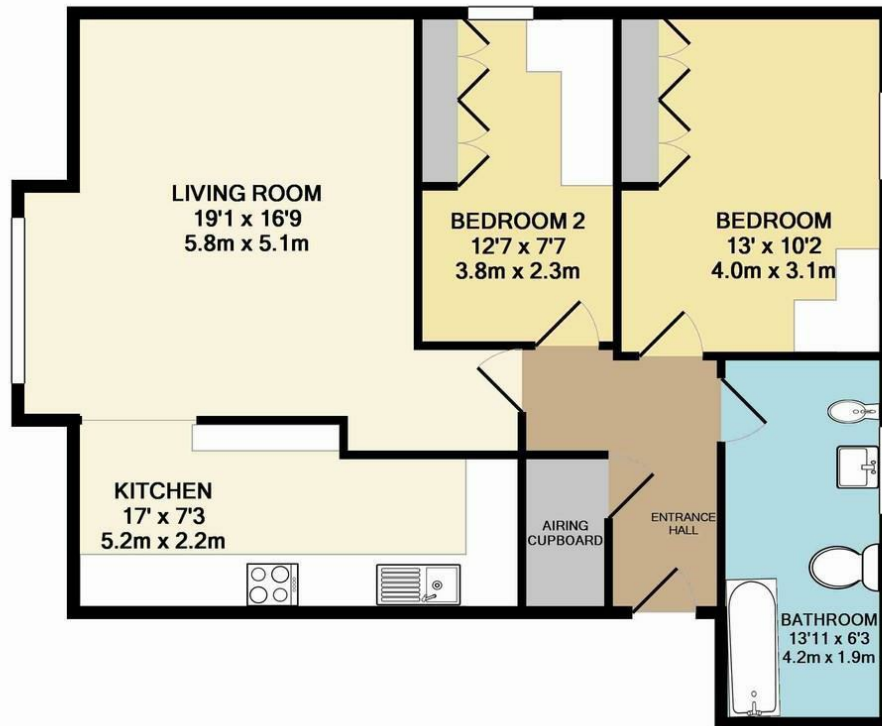
Perfectly positioned neighbouring Abbeydale Sports Club, offering padel, tennis, rugby and more, alongside the popular Summerhouse Restaurant & Bar and a nearby Tesco Express. With Dore & Totley Station just moments away, enjoy excellent connections to Sheffield City Centre, Manchester and the stunning Peak District, perfectly combining luxury living, leisure and convenience.

Location & Nearby Amenities -

Abbeydale Sports Club – Next Door

The Summer House Restaurant & Bar – 2-Minute Walk

Dore & Totley Train Station – 5-Minute walk



TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.1 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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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