







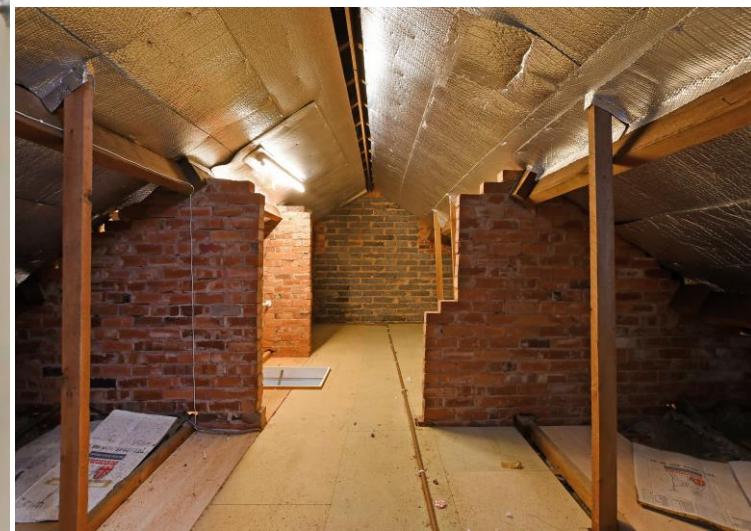
## 12a Glencroft

Dobbin Hill • Greystones • S11 7JB

**£195,000**

A spacious 2 double bedroom 1st floor apartment, which has its own private entrance, and occupies a lovely top floor corner position in this ideally located development. Benefitting from UPVC double glazing, a modern gas central heating boiler, large, insulated loft space which covers the whole of the apartment and a garage. Set within lovely, well maintained communal grounds and offered to the market with no onward chain. A private external door into a reception porch which has a useful fitted storage cupboard, stairs lead to the 1st floor landing which has a further storage cupboard and telephone intercom to the external door. The kitchen is well fitted with a range of matching wall and base units complemented by a granite effect roll top work surface, electric oven, gas hob and space for further freestanding appliances. One of the base units houses the modern Ideal combination boiler. The dining/living room is superbly proportioned with ample space for a dining table and sofas and has a lovely open view to the front. Both bedrooms are doubles and the rear bedroom has fitted wardrobes. The modern shower room is attractively finished with tiled walls, and has a large walk in shower enclosure, w.c and wash hand basin, long mirrored bathroom cabinet and over sink mirrored cabinet. From the landing a drop down ladder leads to the boarded and insulated loft space which provides superb storage. Outside the property is set within landscaped communal grounds, with lawn areas and seating areas. The garage has an up and over door, water tap and provides off road parking.





- Spacious First Floor Apartment
- Light And Airy Throughout
- UPVC Double Glazing
- Modern Gas Central Heating Boiler
- No Onward Chain
- Communal Grounds
- Garage With Off Road Parking Infront
- Leasehold £1400 pa Service Charge
- Ground Rent £13.40 pa
- EPC - tbc

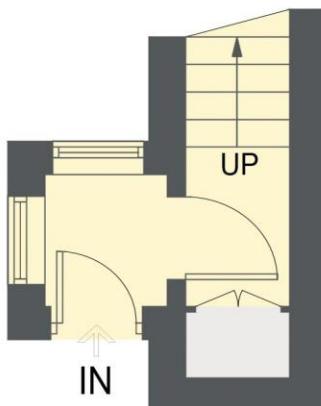


# 12A, GLEN CROFT

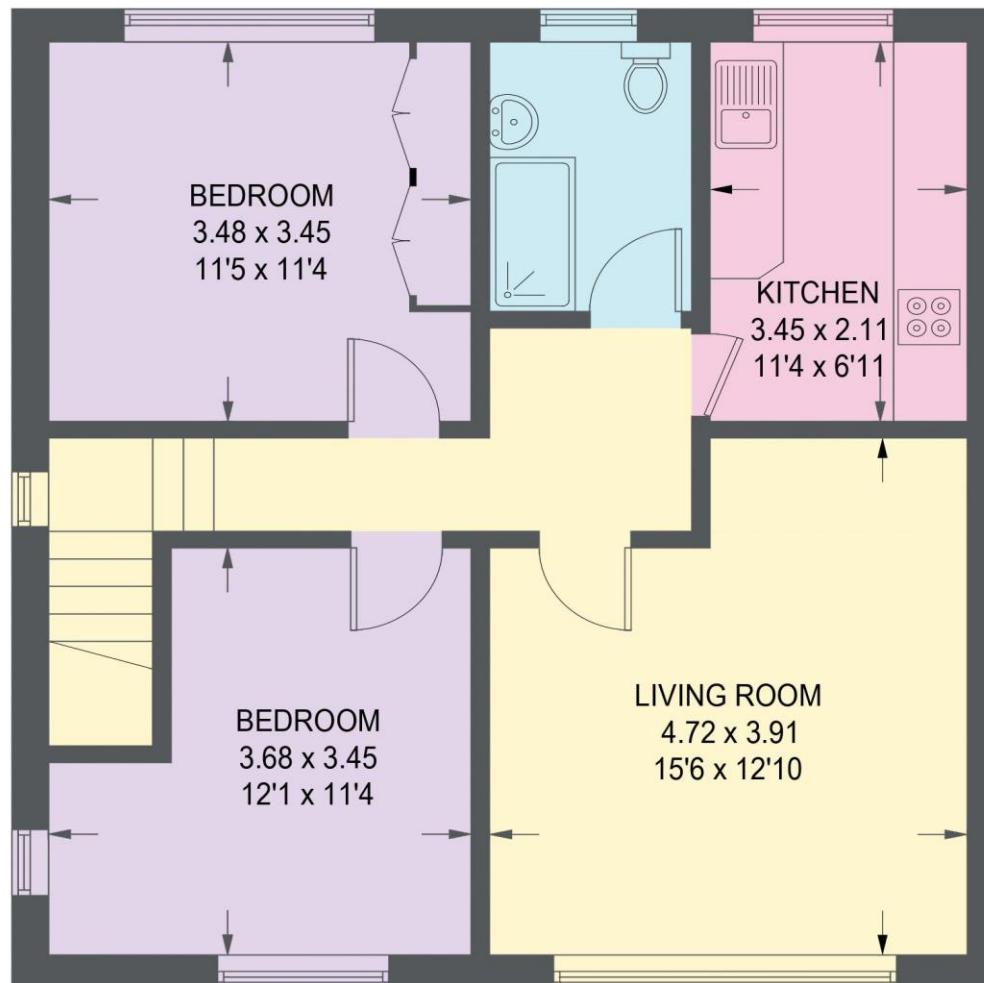
APPROXIMATE GROSS INTERNAL AREA = 66.4 SQ M / 714 SQ FT

GARAGE = 17.1 SQ M / 184 SQ FT

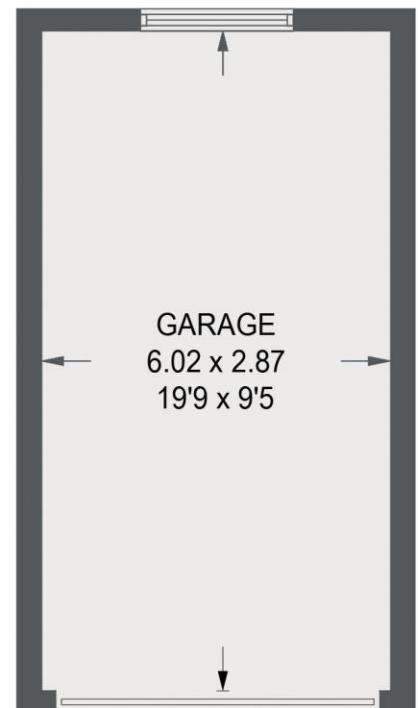
TOTAL = 83.5 SQ M / 898 SQ FT



**GROUND FLOOR**  
4.2 SQ M / 45 SQ FT



**FIRST FLOOR = 62.2 SQ M / 669 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**haus**

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