



1 Dore Lodge Dore Road, Sheffield S17 3ND

Saxton Mee

Lettings

# 1 Dore Lodge Dore Road

Per Calendar Month

## £2,250 Per Calendar

These luxury apartments are situated in the exquisite location of Dore, the fourth most sought-after village in England. Located on Dore Road, Dore Lodge is in the catchment areas for "outstanding" local primary and secondary schools, has easy access to local amenities in Sheffield and Chesterfield, and is a short 25-minute drive away from the M1 motorway.

Apartment 1 Dore Lodge is a stunning, light, and airy apartment on the lower ground floor. The apartment consists of a spacious living and kitchen area which opens onto the large, low-maintenance, private garden. The large master bedroom offers a dressing area and a fully tiled en suite bathroom. The property has a second double bedroom, which also showcases the same soft carpet and sleek style fitted wardrobes featured in the master bedroom. Apartment 1 has a fully tiled family bathroom, ample storage space and a utility room fitted with a washing machine and tumble dryer. The modern Karl Benz kitchen is furnished with top-spec integrated appliances, such as AEG ovens, a warming drawer, fridge, freezer, dishwasher and Quooker instant hot water tap. Apartment 1 has been decorated with the highest quality furnishings, provided by high-end retailers.

Apartment 1 Dore Lodge has gas under floor heating throughout the property which is supplemented with an air source heat pump. This environmentally friendly form of energy produces low-cost bills and is effective at keeping the home warm all-year-round.

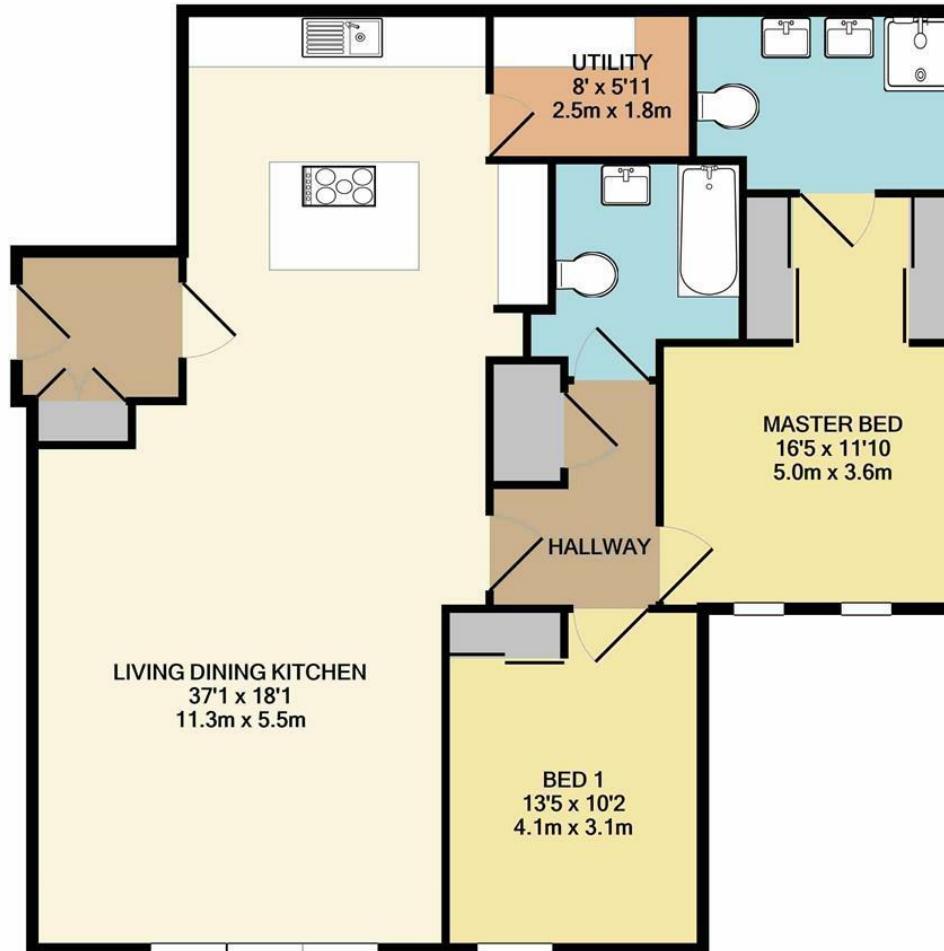
With gated entry and private underground parking, Dore lodge offers our tenants both security and privacy.

Council Tax Band D



- Exclusive Residential Suburb
- Very High Spec Luxury Apartment
- Allocated Undercroft Parking Space
- Karl Benz Kitchen
- Lift access from car park
- Secure Gate system and fob entry
- Close to local amenities
- Integrated appliances
- En Suite and dressing area in master bedroom suite





TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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