



## 49 Alexandra Gardens, Nether Edge, Sheffield, S11 9DQ

Offers Over £200,000

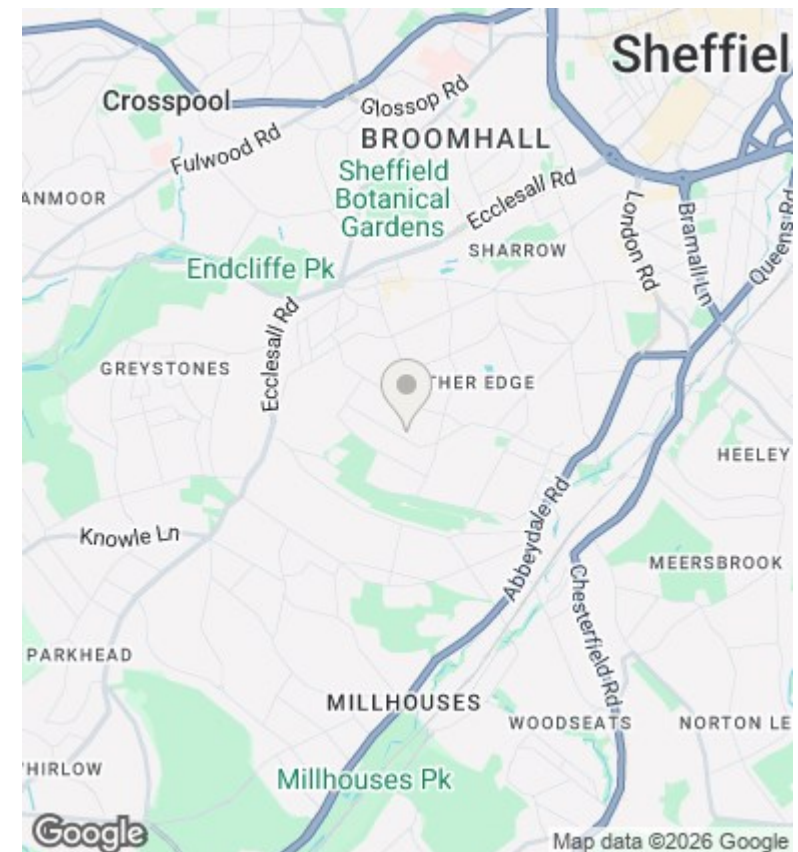
- No onward chain
- Two bedrooms
- Gated development
- Spacious top floor apartment
- Two bathrooms
- On site gym, swimming pool and sauna
- Fantastic features including high ceilings
- Allocated parking space and visitor parking
- Highly regarded location



**Floor Plan**  
Floor area 75.4 sq.m. (812 sq.ft.)

Total floor area: 75.4 sq.m. (812 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	