



Fitzwilliam Court, Balfour Close, Sheffield, S11 9GE

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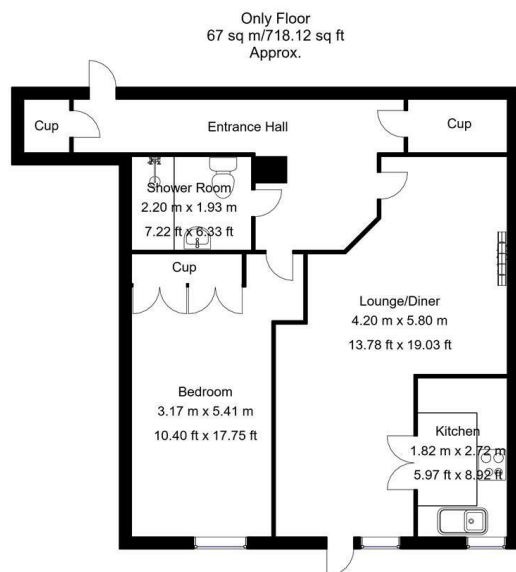
Description

A unique and larger than average ground floor apartment that is far superior to the standard accommodation on this well established development. Tucked discreetly away at the rear, the apartment is set back beyond a pretty private garden accessed through French windows. The property even has its own private access independent of the main building. The location, in the desirable and highly sought after area of Ecclesall south, is also extremely convenient. Close to a local parade of independent shops and just over the road from the library and church it is and ideal for local bus services that lead into, or out of, the city centre. This McCarthy and Stone development is designed for independent living but also offers extra facilities for the over 55 year old age groups. Residents have the use of a communal lounge, lifts to all floors, laundry rooms and it's own in house manager. This is a rare opportunity to purchase a comfortable retirement home in one of the most desirable areas of `Sheffield.

- Best one bed apartment in the block with larger than average accommodation.
- Unique ground floor situation with its own entrance to the lovely gardens.
- Generously proportioned living room.
- Fitted kitchen.
- Spacious inner hall with two deep storage cupboards and fitted book shelves.
- Double bedroom with fitted wardrobes.
- Private and beautifully kept communal gardens.
- Residents facilities including a communal lounge area.
- No onward chain and parking available for residents
- Excellent location close to shops and bus services.

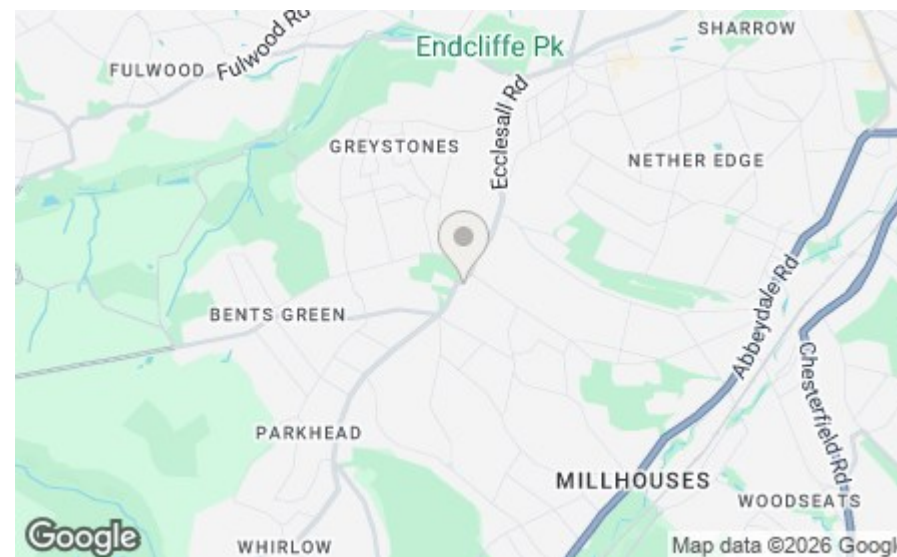






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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