



Pickard Drive, Handsworth

Guide Price: £120,000 to £130,000



A well presented One Bedroom, first floor apartment located on a quiet, modern development in Handsworth, offering excellent access to both the M1 motorway and Sheffield City Centre and a short walk to local amenities making this a ideal investment for FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS. The property briefly comprises a secure telecom communal entrance, inner hallway with double fitted storage, and a bright open-plan living area with a fitted kitchen including integral appliances. There is a generous double bedroom and a modern bathroom featuring a bath with mains shower over. Externally, the Apartment is set within well-maintained lawned gardens and benefits from an allocated parking space, along with additional visitor parking. An ideal purchase for those looking to step onto the property ladder or expand an investment portfolio. Early Viewings Are



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## ACCOMMODATION

- One Bedroom First Floor Apartment
- Ideal Purchase for FIRST TIME BUYERS OR INVESTORS!
- Open Plan Kitchen Living
- Kitchen with Integrated Appliances
- Set Within Lawn Gardens
- Allocated Parking with Visitor Spaces
- Easy Reach of the Sheffield Parkway, City Centre & M1 Motorway
- Secure Telecom Entry System



FIRST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 sq.m.) approx.  
Energy efficiency and environmental performance information is provided in the Energy Performance Certificate (EPC) for this property. The EPC is available for viewing on the Barton's website. The EPC is a legal requirement for all properties for sale or rent. The EPC is a key factor in the decision to buy or rent a property. The EPC is a key factor in the decision to buy or rent a property. The EPC is a key factor in the decision to buy or rent a property.



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