



21c Monarchs Gate, St. Andrews Road, Sheffield, S11 9AL

21c Monarchs Gate, St. Sheffield, S11 9AL

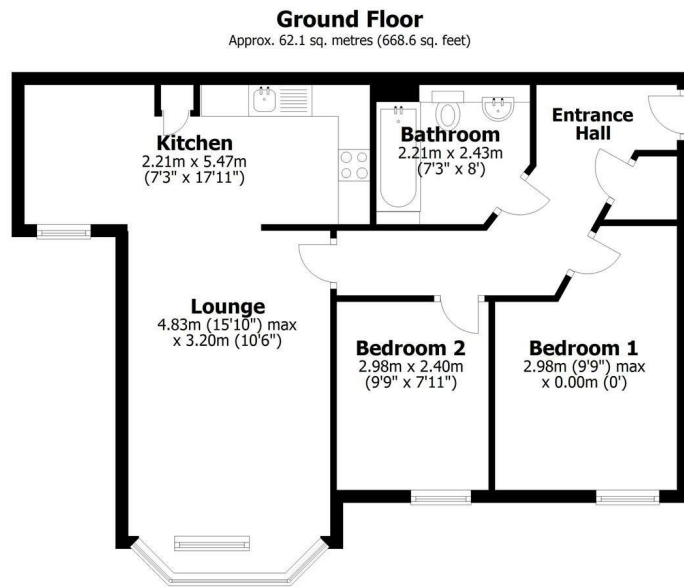
Description

A smart, ground floor apartment that occupies an enviable position in the very desirable neighbourhood of Brincliffe and, due to its construction in circa 2004, modern building regulations that help with providing an excellent EPC rating and cheaper monthly running costs. On top of this, car owners will appreciate the secure, gated off road parking which will help to bring down costly insurance premiums. The apartment offers two good bedrooms and, unusually, a separate dining area off the kitchen to complement the spacious, open plan living room area. Having recently been totally redecorated and having modern fittings in the luxurious bathroom this is the perfect property for downsizers who are wishing to remain in the area, first time buyers, couples and investors who may wish to acquire and let out.

- No onward chain.
- Two bedrooms providing flexibility in the way they can be used.
- Spacious, open plan dining kitchen.
- Lounge area having a bay window and plenty of room for a study/home office area if required.
- Dining kitchen with a modern fitted kitchen and a separate dining area.
- Large bathroom with contemporary tiling framing the modern suite.
- Gated, secure, off road parking with one allocated car parking space.
- Council Tax Band C.
- Electric heating and full UPVC double glazing alongside modern building regs combine to create an EPC rating of C73.
- 125 year lease from 2004 with combined, annual ground rent and service charge costing a respectable £1398.







Total area: approx. 62.1 sq. metres (668.6 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Flat 9, 21c Monarchs Gate, St. Andrews Road



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.