
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
43, Riverdale Road, Sheffield, S10 3FZ

# 43, Riverdale Road

## Sheffield, S10 3FZ

Description
Bluebell House forms part of this very modern and desirable development which enjoys a superb situation on the edge of Endcliffe Park, very conveniently placed for access into the city centre via the main hospitals and universities and also the excellent local amenities in Nethergreen and at Ranmoor. This fabulous apartment has a superb and spacious open plan living kitchen with access onto an L shaped balcony which overlooks the lovely communal gardens and there are modern fixtures and fittings throughout. For those looking for privacy and the option to lock their home up and leave this superb home will tick a lot of the boxes and it would also be perfect for those wishing to downsize or to use as a pied-à-terre. Riverdale Road is one of the most exclusive and desirable localities in Sheffield, being so conveniently placed for the city but residents can also make their way out into the glorious surrounding countryside via scenic walks through Endcliffe and Bingham Parks.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two spacious double bedrooms both with built in wardrobes.
- Fabulous, open plan living space with defined cooking, seating and dining areas.
- Fitted kitchen with integrated appliances and granite worktops extend onto a breakfast bar peninsula
- Two luxurious bathrooms including an ensuite shower room.
- Private, L shaped balcony with contemporary clear glass balustrading.
- Excellent onsite security including key code/fob access to the development and blocks.
- Allocated, undercroft parking for one car and lift access to all floors.
- Owners collectively own the freehold with an annual service charge of £4324.
- Underfloor heating from a range of communal boilers and double glazing throughout combine to provide an excellent EPC rating of C79.
- Entrance hall with deep utility cupboard/airing cupboard.





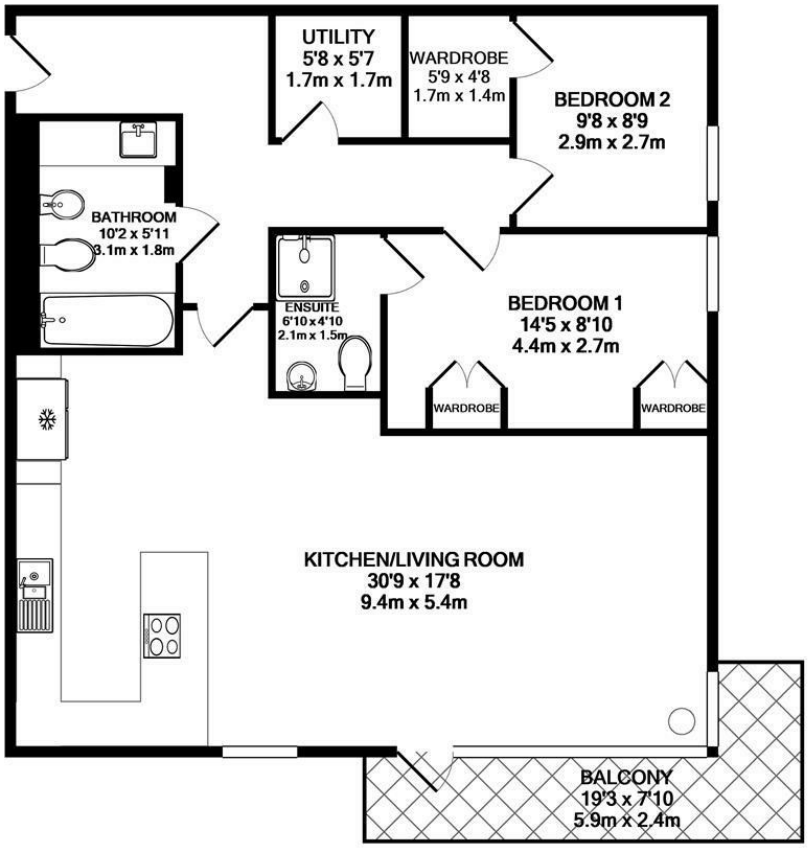













THE BALCONY IS NOT INCLUDED IN THE TOTAL FLOOR AREA
TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

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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