



Spencer.

**Flat 7 Sandiron House, 453 Abbey
Lane. Beauchief. S7 20Z**

Buy —

this superbly presented two double bedroom second floor apartment with allocated parking situated in the leafy and desirable suburb of Beauchief, with close proximity to Dore & Totley train station

— from *Spencer.*

- Available with no chain
- Two double bedroom top floor apartment (no lift)
- Open plan living space
- Modern well equipped kitchen
- Master bedroom en-suite
- Allocated Parking
- Secure entry system
- Council Tax D
- EPC Rating - C
- What three words///
muddy.vital.locker



£235,000



Floorplan

THIRD FLOOR
CEILING HEIGHT 2.37 M
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and completeness of the data and any other information is not guaranteed. Made with the software: CADD.



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Viewing: Via the Agents
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