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18d Abbey Lane Dell, Beauchief, Sheffield, S8 0BZ

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£230,000

Nestled in the charming area of Beauchief, this delightful purpose-built top floor apartment on Abbey Lane Dell offers a perfect blend of modern living and serene surroundings. With two well-proportioned bedrooms and two contemporary bathrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

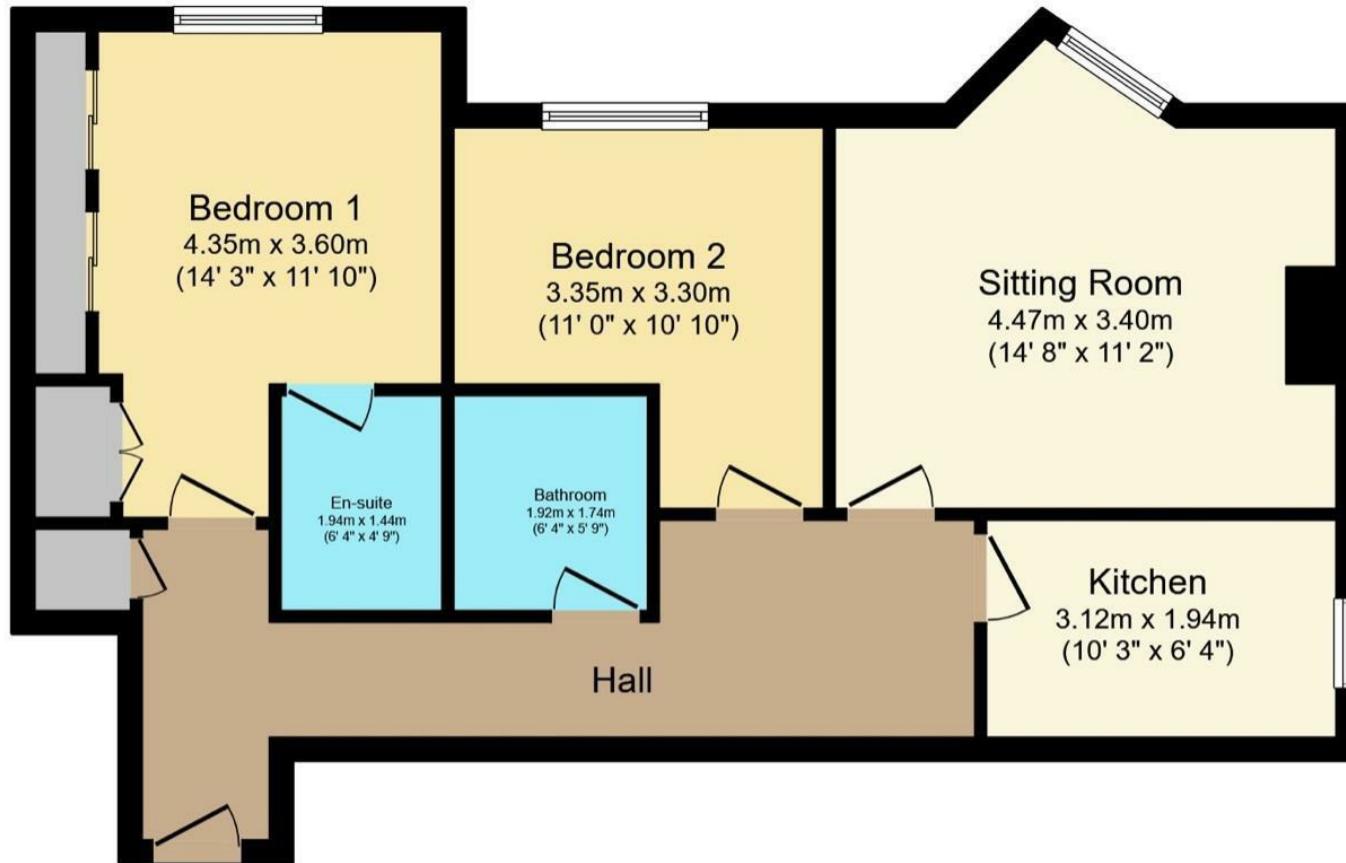
Lift access takes you to the top floor where upon entering the apartment, you are greeted by a useful entrance hall with access to the loft and the spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with all the necessary amenities to inspire your culinary adventures. Its sleek design and functionality make it a joy to use.

One of the highlights of this flat is the rear aspect that overlooks the picturesque Millhouses Park, allowing you to enjoy tranquil views and the beauty of nature right from your home. Imagine sipping your morning coffee while taking in the serene landscape.

Additionally, the property includes a reserved parking space, ensuring convenience for you and your guests. The combination of modern features and a prime location makes this flat a rare find in the Beauchief area.

Whether you are looking to invest or seeking a new place to live, this two-bedroom, two-bathroom apartment is a wonderful opportunity not to be missed. Embrace the comfort and style it offers, all while being close to local amenities and the stunning parkland that surrounds it.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
[sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com) | [www.hunters.com](http://www.hunters.com)



Total floor area 67.0 m<sup>2</sup> (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## General Remarks

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 125 years from 01/01/2001 at a pepper corn ground rent.

#### SERVICE CHARGE

There is a service Charge payable of £711.25 per 6 months.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

#### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

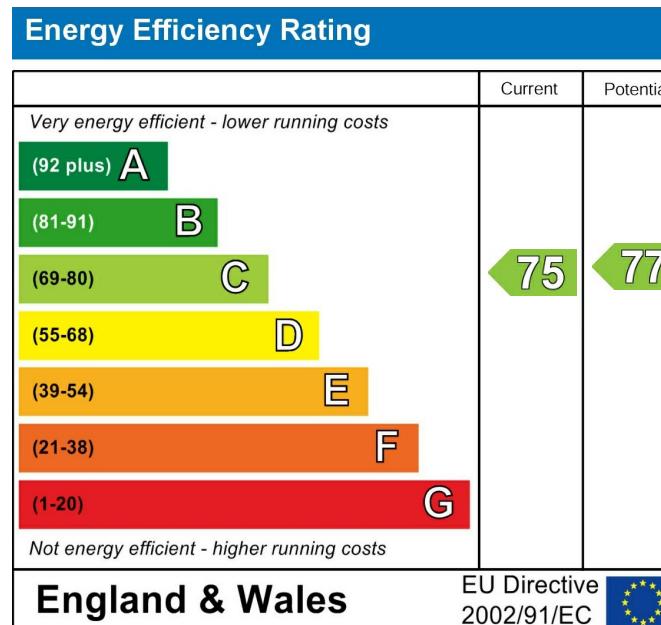
#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

#### YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and

Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



