

## Marketing Preview



**Apartment 5 Monarchs Gate, 21 St. Andrews Road, Sheffield, S11 9AL**  
**£165,000**

**Bedrooms 1, Bathrooms 1, Reception Rooms 1**



\*\*\* GUIDE PRICE £165,000-£170,000\*\*\* Fabulous residential development featuring a well-presented top-floor apartment with a well-proportioned double bedroom and an open living kitchen space. The property benefits from secure gated parking with an intercom gate and communal entrance. Perfect for a first-time buyer, it is well located for Nether Edge, Ecclesall Road, and Sharrow Vale, with easy road links to the Peak District and an allocated parking space.

## SUMMARY

Fabulous residential development featuring a well-presented top-floor apartment with a well-proportioned double bedroom and an open living kitchen space. The property benefits from secure gated parking with an intercom gate and communal entrance. Perfect for a first-time buyer, it is well located for Nether Edge, Ecclesall Road, and Sharrow Vale, with easy road links to the Peak District and an allocated parking space.

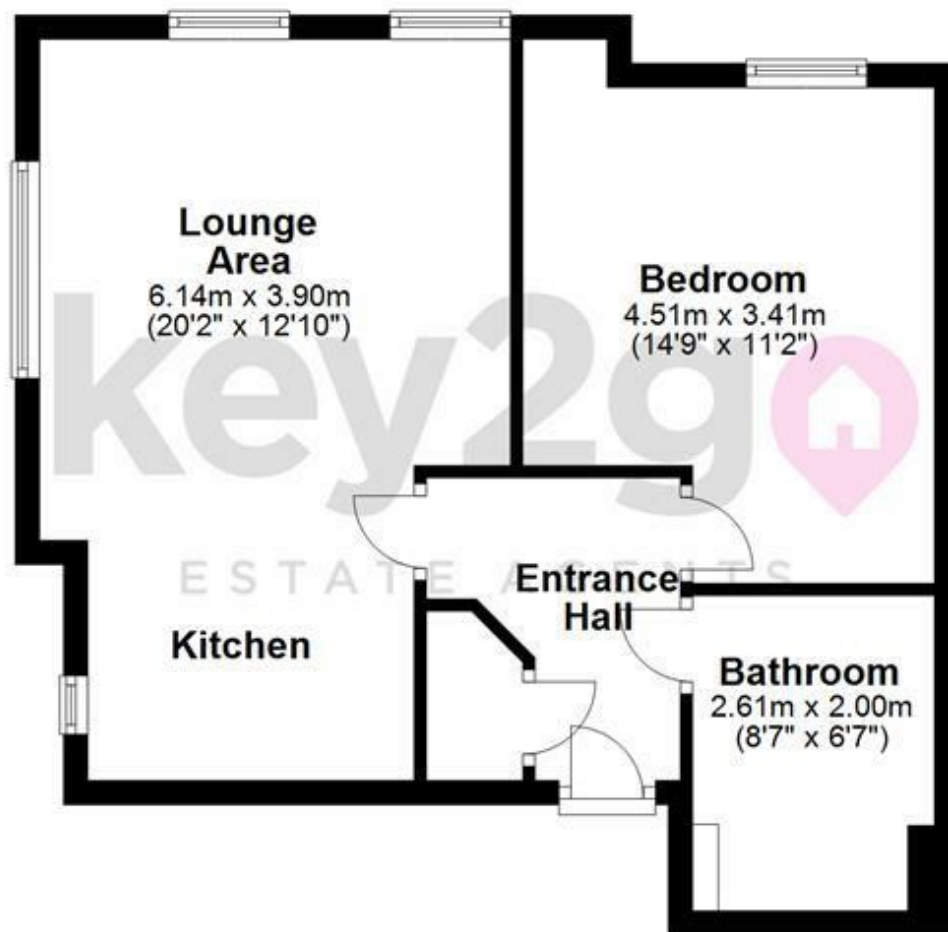
Spacious hallway with a storage cupboard. The kitchen/living room offers fantastic open views through three windows and features a high gloss kitchen with integrated appliances. There is a sizeable double bedroom and a modern bathroom.

## PROPERTY DETAILS


- LEASEHOLD, 106 YEARS REMAINING, £150PA GROUND RENT, £1,125PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC PLUG IN STAND ALONE AND ELECTRIC HEATER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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