



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

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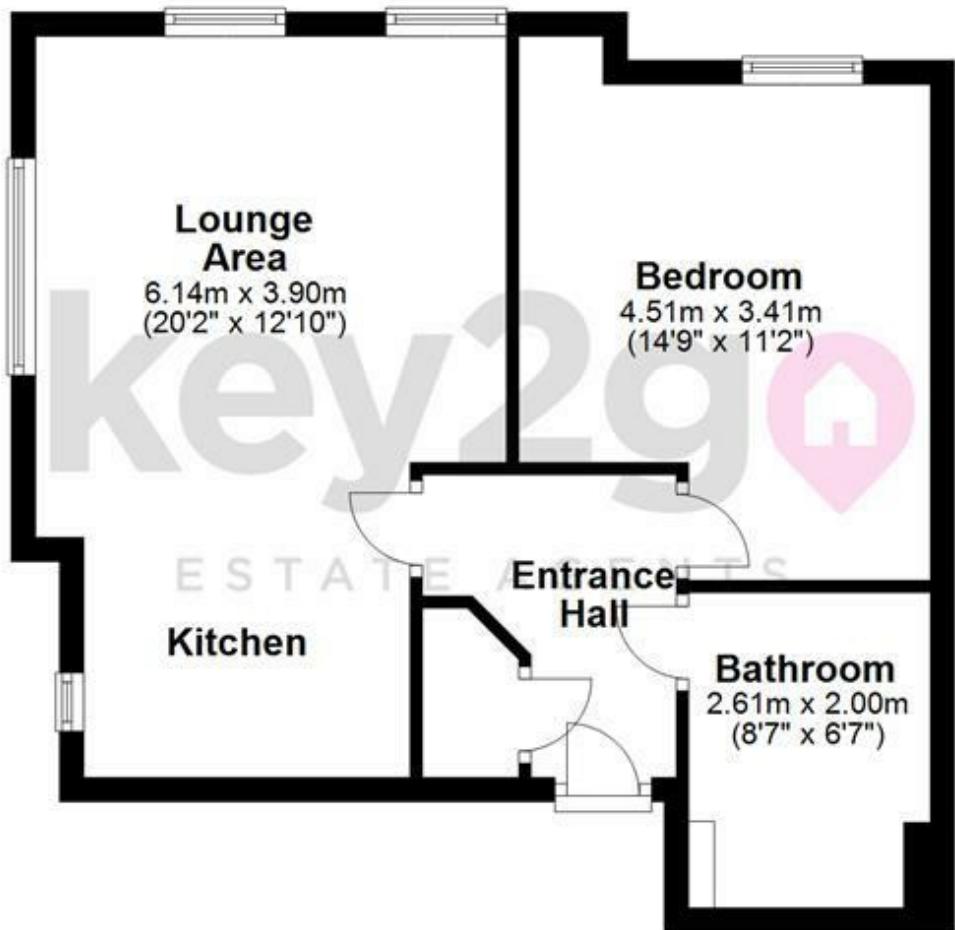
Spacious hallway with a storage cupboard. The kitchen/living room offers fantastic open views through three windows and features a high gloss kitchen with integrated appliances. There is a sizeable double bedroom and a modern bathroom.

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) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

