

46 St Francis Close, Sandygate, Sheffield, S10 5SX  
£205,000

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**46 St Francis Close, Sandygate, Sheffield, S10 5SX**

**£205,000**

**Council Tax Band: C**

A modern and spacious two double bedroom, two bathroom first floor apartment which is located within this popular development in Sandygate! Perfect for first time buyers, downsizers or landlords, the property enjoys modern fittings to the kitchen and bathrooms and has the added benefit of an allocated parking space. Situated close to shops and amenities, there are bus routes next to the development giving easy access to the universities, hospitals and the city centre, and the property is also within the catchment for Lydgate and Tapton schools. With double glazing and electric heating throughout, the property in brief comprises; secure communal entrance lobby with staircase rising to the first floor accommodation, entrance hallway, A bright and spacious lounge, kitchen with modern fittings, master bedroom with en-suite shower room, double sized bedroom two and a bathroom. Outside, the development is set within communal grounds having lawns, flower beds, shrubs and an allocated parking space with additional visitors' bays. The property is available to the market with NO CHAIN, and a viewing is recommended to appreciate the accommodation on offer! Leasehold tenure, 125 year lease from 2002, service charge is £780pa, ground rent is £150pa. Council tax band C.

### **Secure Communal Entrance Lobby**

Access to the property is gained through a communal entrance door which has an intercom system for added security, leading to the lobby area. A staircase rises to the first floor accommodation.

### **Entrance Hallway**

A wooden entrance door opens to the hallway, which is wide and inviting and has an electric heater, storage cupboard housing the water cylinder and doors to all rooms.

### **Lounge**

A bright and spacious room which has two front facing upvc double glazed windows, an electric heater and the room opens to the kitchen.

### **Kitchen**

A modern and stylish kitchen which has fitted wall and base units with a laminated

worksurface incorporating a one and a half stainless steel sink and drainer unit and electric hob with extractor above. There is an integrated electric oven and space for appliances including a fridge freezer and washing machine. With laminate flooring and an electric heater.

### **Master Bedroom**

A larger than average master bedroom which has a rear facing upvc double glazed window and electric heater. With ample space for a large bed and wardrobes. A door leads to the en-suite shower room.

### **En-Suite Shower Room**

A great addition to the property, having a suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With an electric heater and vinyl flooring.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window and an electric heater.

### **Bathroom**

Having a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With vinyl flooring and an electric chrome towel radiator.

### **Outside**

The development is located off Sandygate Road and has well manicured lawns, shrubs and borders surrounding the buildings. There is an allocated parking space for this apartment and a number of visitor bays too.





## First Floor

Approx. 66.3 sq. metres (713.1 sq. feet)



Total area: approx. 66.3 sq. metres (713.1 sq. feet)

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.

Plan produced using PlanUp.

46 St. Francis Close, Sheffield



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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>	80	82
(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	