

12 Redholme, 397 Sandygate Road, Sandygate, Sheffield, S10 5UA  
£750 PCM  
Council Tax Band: A

ARCHERS  
ESTATES

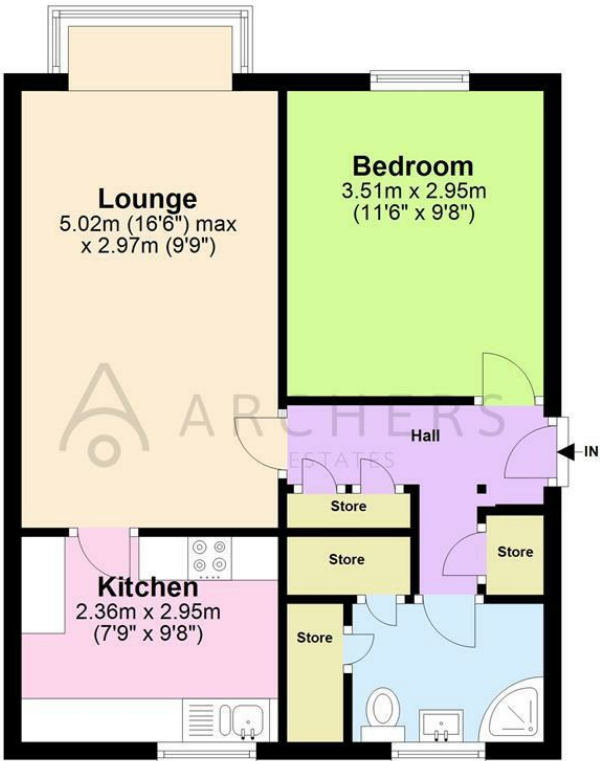


A spacious, modern 1 Bedroom lower ground floor apartment situated on this quiet, popular development in the heart of Sandygate. Perfect for professional singles or a couple, the property has been recently modernised and is located close to bus routes giving easy access to the Universities/Hospitals and open countryside. With electric heating and upvc double glazing throughout, the property also benefits from communal parking and an allocated Garage. In brief, the property comprises; Secure Communal Lobby area with steps descending to the lower ground floor, Entrance Hallway with open area ideal for an office space, spacious Lounge with bay window overlooking private gardens, Kitchen with white goods and modern units, Good sized Bedroom and modern Shower room with 2 store cupboards. Outside, well manicured communal gardens and resident parking bays. Covenants may apply, please ask for further information. AVAILABLE MID SEPTEMBER ON AN UNFURNISHED BASIS. Holding fee £173.00. Full deposit £865. Restrictions may apply. Council Tax Band A - Call Archers to book a viewing today!



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**Lower Ground Floor**  
Approx. 46.0 sq. metres (494.7 sq. feet)



**Total area: approx. 46.0 sq. metres (494.7 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.

**12 Redholme, Sheffield**

