

LEASEHOLD



Flat - Purpose Built

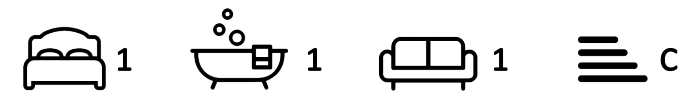
# 22 BLOSSOM CRESCENT, SHEFFIELD, S12 3GN

Guide price

## £105,000

### FEATURES

- One bedroom apartment
- Open plan living areas
- Ample store
- Superb transport links
- Modern bathroom
- Beautiful presented throughout
- Ideal location close to local amenities
- Allocated parking



**flit.**  
MORE THAN JUST AN ESTATE AGENT

# 1 Bedroom Flat - Purpose Built located in Sheffield

- One bedroom apartment
- Modern bathroom
- Open plan living areas
- Beautiful presented throughout
- Ample store
- Ideal location close to local amenities
- Superb transport links
- Allocated parking
- low maintenance garden
- Viewing highly recommended

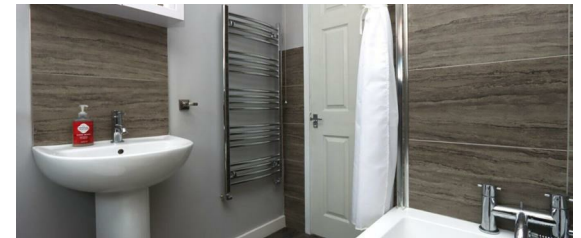
Located within this charming cul de sac, this purpose-built apartment offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-presented living area that provides a lovely space to relax, with an open plan kitchen dining room, perfect to suit modern day living. The apartment comprises one spacious bedroom, The bathroom is thoughtfully designed, modern and ensures functionality and ease of use. The property is bright and airy, has an allocated parking space and low maintenance garden. It is well proportioned throughout and would make an ideal home or investment. Situated in a desirable location, residents will benefit from easy access to local amenities, parks, and transport links, enhancing the overall appeal of this charming apartment. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle within this delightful area of Sheffield. Viewing is highly recommended to fully appreciate this lovely property.



FLIT | CENTURY PARK, 109 STATION ROAD, SHEFFIELD, SOUTH YORKSHIRE, S20 3GS

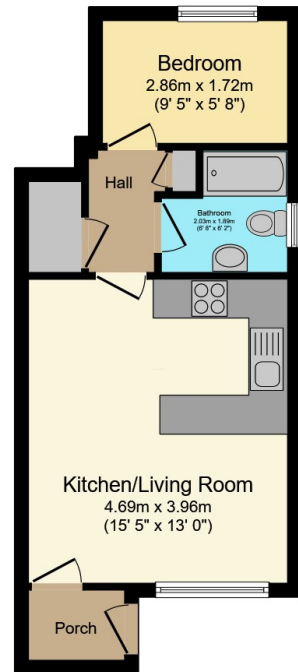


FLIT | CENTURY PARK, 109 STATION ROAD, SHEFFIELD, SOUTH YORKSHIRE, S20 3GS



FLIT | CENTURY PARK, 109 STATION ROAD, SHEFFIELD, SOUTH YORKSHIRE, S20 3GS

22 Blossom Crescent, Sheffield, S12 3GN



**Floor Plan**  
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 33.7 sq.m. (363 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Call us on

07376 684 359

[flit@flitproperty.com](mailto:flit@flitproperty.com)

<https://www.flitproperty.com/>

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

