



Flat 6 Abbey View Heights, 63 Abbey View Road, Sheffield, South

Saxton Mee

# 63 Abbey View Road

Price Guide

## £180,000

Guide price £180,000 - £190,000

Exceptionally well located this immaculately presented two bedrooomed first and second floor duplex apartment is set back from the main thoroughfare yet is only a few hundred yards from an excellent range of local amenities along with access to the City centre, ring road and superb St James Retail park.

Enjoying impressive views to the front, the property offers gas fired central heating, uPVC double glazing and has the advantage of an allocated gated residents parking space. Entrance hall with cloaks/store cupboard, spacious open plan 'L' shaped living/dining kitchen area with the kitchen having a range of integrated appliances with twin French doors to the Juliette balcony. Second bedroom and adjacent excellent shower room. Stairs rise to the outstanding large master bedroom with en-suite bath/shower room. The bedroom has most useful wardrobe/storage space within the eaves and takes full advantage of the truly impressive views over the valley and cityscape.

Situated in a serene location, this apartment provides a peaceful retreat from the hustle and bustle of the city.



- Immaculately presented duplex apartment
- Two bedrooms and two bathrooms
- Superb open plan living/dining kitchen with Juliette balcony
- Large master bedroom with en suite bath/shower room
- Impressive views
- Gas central heating and double glazing
- Allocated parking
- No upward chain
- Leasehold: 999 year lease with 980 years remaining. Ground rent £150 per annum. Service charge 135.54 per month
- EPC: C / Council Tax Band: B

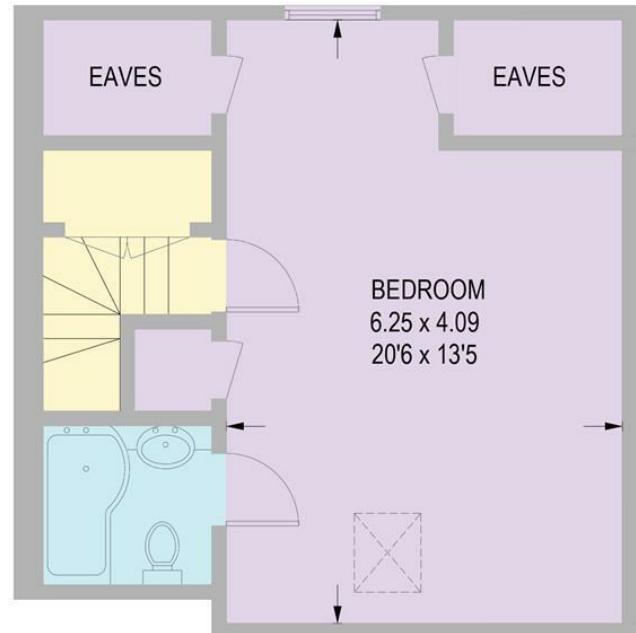


## FLAT 6, ABBEY VIEW

APPROXIMATE GROSS INTERNAL AREA = 79.4 SQ M / 855 SQ FT (INCLUDING EAVES)



**FIRST FLOOR**  
**42.7 SQ M / 460 SQ FT**



**SECOND FLOOR**  
**36.7 SQ M / 395 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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