



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 bedroomed 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





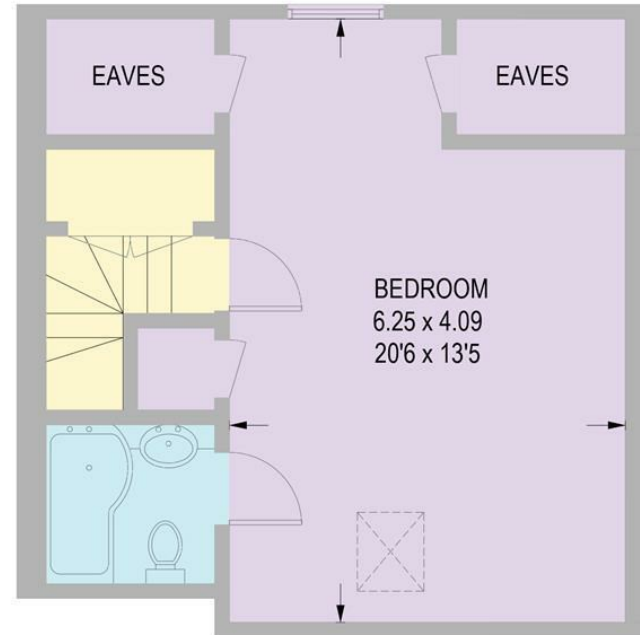


# FLAT 6, ABBEY VIEW

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



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



 = REDUCED HEADROOM BELOW 1.5M / 5'0

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

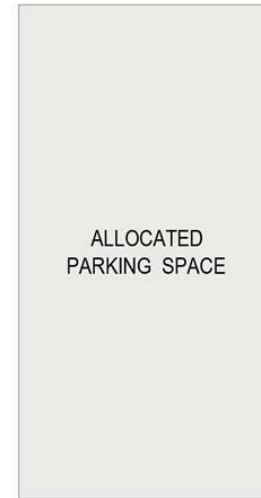


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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