

Apartment 6, 715 Manchester Road, Crosspool, Sheffield, S10 5PS  
£315,000



# Apartment 6, 715 Manchester Road, Crosspool, Sheffield, S10 5PS

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Council Tax Band: D

A stunning, contemporary styled three double bedroom, two bathroom penthouse apartment which is situated within this popular development in Crosspool. Enjoying breathtaking views towards open countryside, the apartment is brimming with high spec modern fittings which have been recently installed and is ideal for first time buyers or families. Located close to a wealth of shops, amenities and cafes, the property is also well served by regular bus routes giving easy access to the Universities and Hospitals and is within the catchment area of Lydgate and Tipton schools. In brief, the property comprises; Secure communal lobby with staircase rising to the second floor, entrance lobby, L-shaped entrance hallway, spacious open plan living area with juliet balcony, a modern kitchen area with integrated appliances, master bedroom with en-suite shower room, two further double bedrooms and a stylish shower room. There is allocated undercroft parking with additional visitor bays and a well manicured, spacious communal garden to the rear for exclusive use of the residents. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today!  
Leasehold tenure, years remaining on the lease TBC. Ground rent £150pa, Service charge £180pcm. Council tax band D.

## Secure Communal Entrance Lobby

Access to the building is gained through a front facing entrance door which is accessed via a video intercom system. Stairs rise to the second floor accommodation and descend to the parking area.

## Entrance Hallway

Entered through a solid wood entrance door into a lobby area with a radiator, the room opens to an L-shaped hallway which has laminate flooring, a radiator and doors to rooms in the apartment. The alarm system control box is located in this room.

## Open Plan Living Room

A beautifully presented, larger than average living room which is bursting with natural light and enjoys stunning far reaching views from the front facing upvc double glazed french doors which open to a juliet balcony. There is solid wood flooring, two modern styled radiators, two side facing upvc double glazed windows and ample space for seating and dining furniture. The room opens to the kitchen area.

## Kitchen Area

A gorgeous kitchen which has recently fitted wall and base units with a laminated work surface/splashbacks incorporating a composite sink and drainer unit and induction hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, washing machine, dishwasher and microwave. There is solid wood flooring, a stylish radiator and a large rear facing velux

## Master Bedroom

A beautifully presented and larger than average double sized master bedroom which has two rear facing upvc double glazed dormer windows bringing much light into the room, a radiator and carpeted flooring. A further door leads to the en-suite shower room.

## En-Suite Shower Room

Having a modern styled, recently fitted suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With tiled flooring and floor to ceiling wall tiles.

## Bedroom Two

The second bedroom is a double sized room which has a front facing upvc double glazed dormer window enjoys far reaching views, a radiator and laminate flooring. A door connects the room to the living room.

## Bedroom Three

The third bedroom is another double sized room which has a rear facing velux window, a radiator and laminate flooring.

## Shower Room

A stylish shower room which has a recently fitted suite comprising of a double sized walk in shower enclosure, vanity wash basin and low flush wc. With tiled flooring, a towel radiator, and partial tiling to the walls.

## Undercroft Parking

The building has secure undercroft parking, accessed via an electric up and over door. There is one allocated parking bay

for this apartment and two visitor spaces for the apartments in the undercroft area with additional visitor parking spaces to the front of the property. There is a useful secure store room in the undercroft allocated to this apartment.

## Communal Gardens

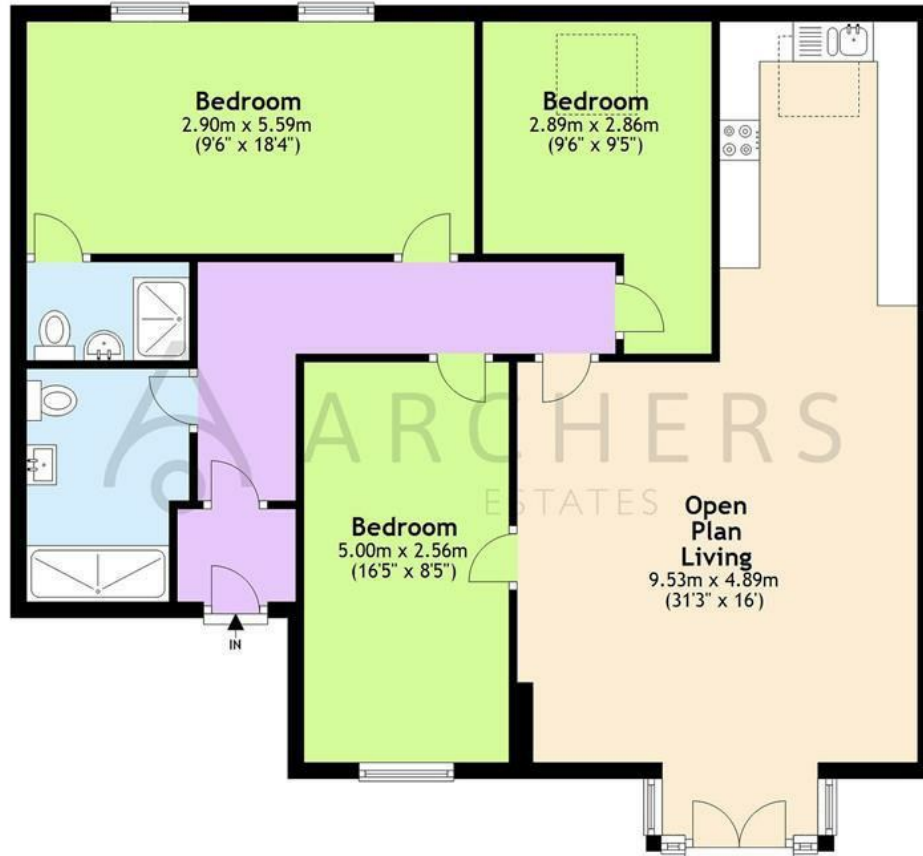
To the rear of the development there are well manicured gardens including a lawned area with surrounding shrubs/borders.



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### Floor Plan

Approx. 97.7 sq. metres (1051.3 sq. feet)




### Floor Plan

Approx. 3.6 sq. metres (38.3 sq. feet)



Total area: approx. 101.2 sq. metres (1089.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(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	