



Flat 5, 715 Manchester Road, Crosspool, Sheffield, S10 5PS

Saxton Mee

# Flat 5, 715 Manchester Road

## Crosspool

Asking Price

# £305,000

Stunning Three-Bedroom, Two-Bathroom Apartment in the Heart of Crosspool

Beautifully presented and enjoying fabulous views, this spacious second-floor apartment is set within a highly regarded development in the desirable area of Crosspool. Ideal for first-time buyers or professionals, the property offers a perfect blend of modern living and convenience.

The location is exceptional, with a wide range of shops, cafes, and amenities just a short walk away. Excellent public transport links provide easy access to Sheffield's Universities and Hospitals, and the apartment lies within the catchment area for some of the city's most sought-after schools.

The property is accessed via a secure communal lobby with a staircase leading to the second floor. Upon entering, you are welcomed into a private entrance lobby and hallway that leads through to a spacious open-plan living and dining area, complete with a Juliet balcony and large windows that take full advantage of the wonderful views. The modern kitchen is fitted with high-quality integrated appliances and flows seamlessly into the main living space, creating an ideal area for both relaxing and entertaining.

The master bedroom features a contemporary en-suite shower room, while two further generously sized double bedrooms offer flexible accommodation for family, guests, or a home office. A stylish main bathroom completes the internal layout.

Externally, the property benefits from well-maintained communal gardens and an undercroft car park with electric garage doors and private allocated parking space adding to the appeal of this impressive home.

This is a rare opportunity to acquire a beautifully finished apartment in a prime location, and early viewing is highly recommended.



- NO CHAIN
- Open Plan Living Kitchen Dining Area
- Very Well Presented Throughout
- Juliet Balcony And Lovely Views
- Three Good Size Bedrooms And Two Bathrooms
- Second Floor Apartment
- Under Croft Allocated Car Parking Plus Well Maintained Communal Gardens
- Desirable Location In Crosspool Close To Local Amenities, The Universities And Hospitals
- Leasehold 150 year lease from 2022. Annual Ground Rent £150 Plus Annual Service Charge £2,160
- Viewings Via Banner Cross Branch



## Second Floor

Approx. 96.9 sq. metres (1043.3 sq. feet)



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.'

Banner Cross

T: 0114 268 3241

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)

Hathersage

T: 01433 650009

E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell

T: 01629 815307

E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock

T: 01629 828250

E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

Saxton Mee