



40 Fitzwilliam Court Bartin Close, Sheffield, S11 9GE

Saxton Mee

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Guide Price

£110,000

GUIDE PRICE £110,000 - £120,000

VIEWINGS HIGHLY RECOMMENDED

Welcome to this charming flat located on Bartin Close in Sheffield, a perfect blend of comfort and convenience. This highly regarded over 60s development features one well-appointed bedroom, a spacious reception room, and a modern bathroom, making it an ideal choice for individuals or couples seeking a cosy living space.

Designed with your peace of mind in mind, the flat is equipped with a pull-cord alarm system and has access to an on-site manager, ensuring that help is always at hand when needed. The communal facilities are truly exceptional, offering residents a comfortable lounge with communal kitchen where regular events and social activities take place, fostering a sense of community. The laundry room provide practical solutions for everyday living, while a guest room is available for visiting family members, adding an extra layer of convenience.

The beautifully maintained communal gardens offer, perfect for relaxation or socialising with neighbours. Ample parking is available, along with a free residents' laundry, making life here both easy and enjoyable.

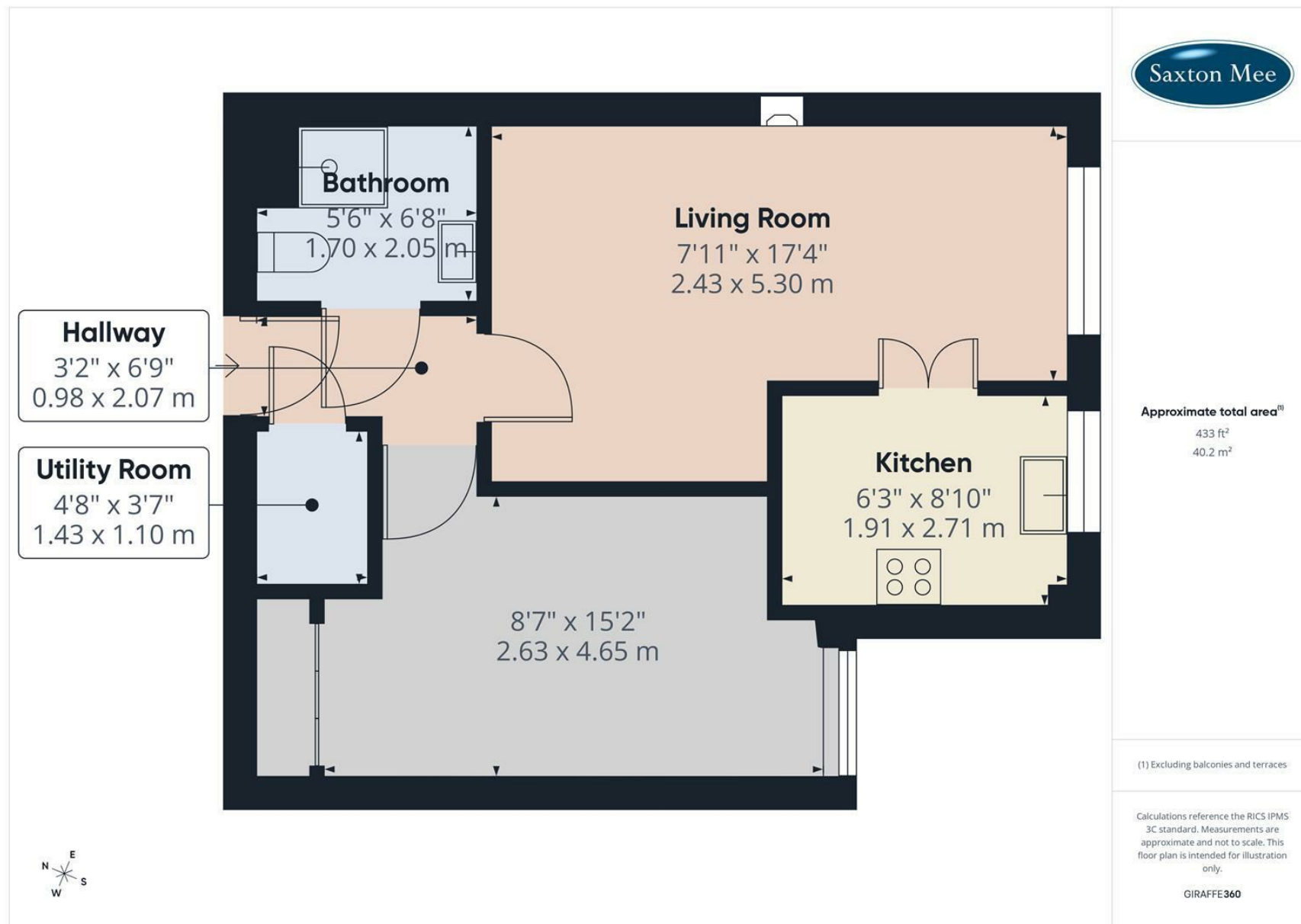
Situated in a prime location, this flat is just a stone's throw away from a variety of local amenities, including delightful cafes, shops, and the Ecclesall library. Excellent bus service along Ecclesall Road ensure that you are well-connected to the wider area.

This apartment not only offers independence but also a vibrant community atmosphere, making it a wonderful place to call home. Don't miss the opportunity to experience comfortable living in a welcoming environment.



- Lovely 1-bedroom flat
- Great rear views south-facing and quiet
- Bright and airy interior
- New carpets throughout
- No onward chain
- Purpose-built flat
- Located in Bartin Close on Ecclesall Road
- Close to local amenities
- Easy access to transport
- Viewing recommended





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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