



Apartment 10 Montgomery Court, 295 Cemetery Road, Sheffield, S11 8FS

Saxton Mee

# Apartment 10 Montgomery Court

## 295 Cemetery Road

Asking Price

**£130,000**

Situated in a lovely location, on an exclusive gated small development, a one bedroom penthouse apartment, for sale with no chain and having recently been upgraded with new kitchen, new carpets and redecorated. Ideal for first time buyer or busy professional.

Staircase to second floor: entrance hall, kitchen, newly fitted out with range of units and Velux roof light, lounge/dining room, double bedroom with wardrobe and Velux roof light, large bathroom with full suite and shower set over bath. Outside: secure electric entrance gate gives access to a designated parking space. Communal rear garden area.

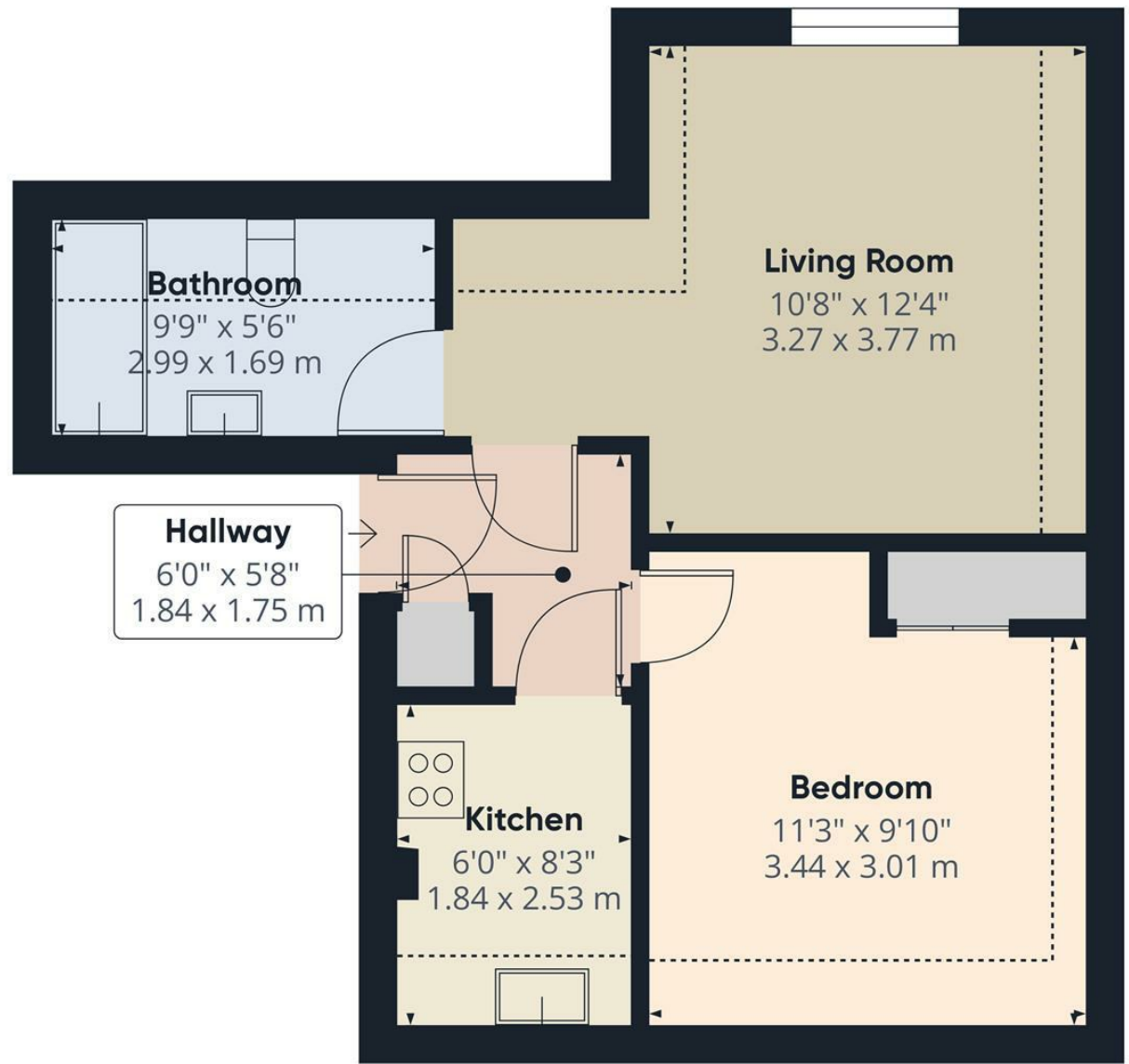
Well placed for excellent nearby shopping facilities and speciality shops, restaurants and bistros in Sharrow Vale, good schools, regular public transport and other recreational facilities. Easy access to the city centre.



- Attractive Electric Gated Development
- Private parking
- One Bedroom Penthouse Apartment
- For Sale with No Chain
- Recently Updated with Newly Fitted Kitchen, Recarpeted and Redecorated
- Communal Garden Area
- Well Placed for Excellent Amenities of Sharrow Vale
- Viewing: Banner Cross Office







**Approximate total area<sup>(1)</sup>**  
433 ft<sup>2</sup>  
40.2 m<sup>2</sup>

**Reduced headroom**  
87 ft<sup>2</sup>  
8.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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