

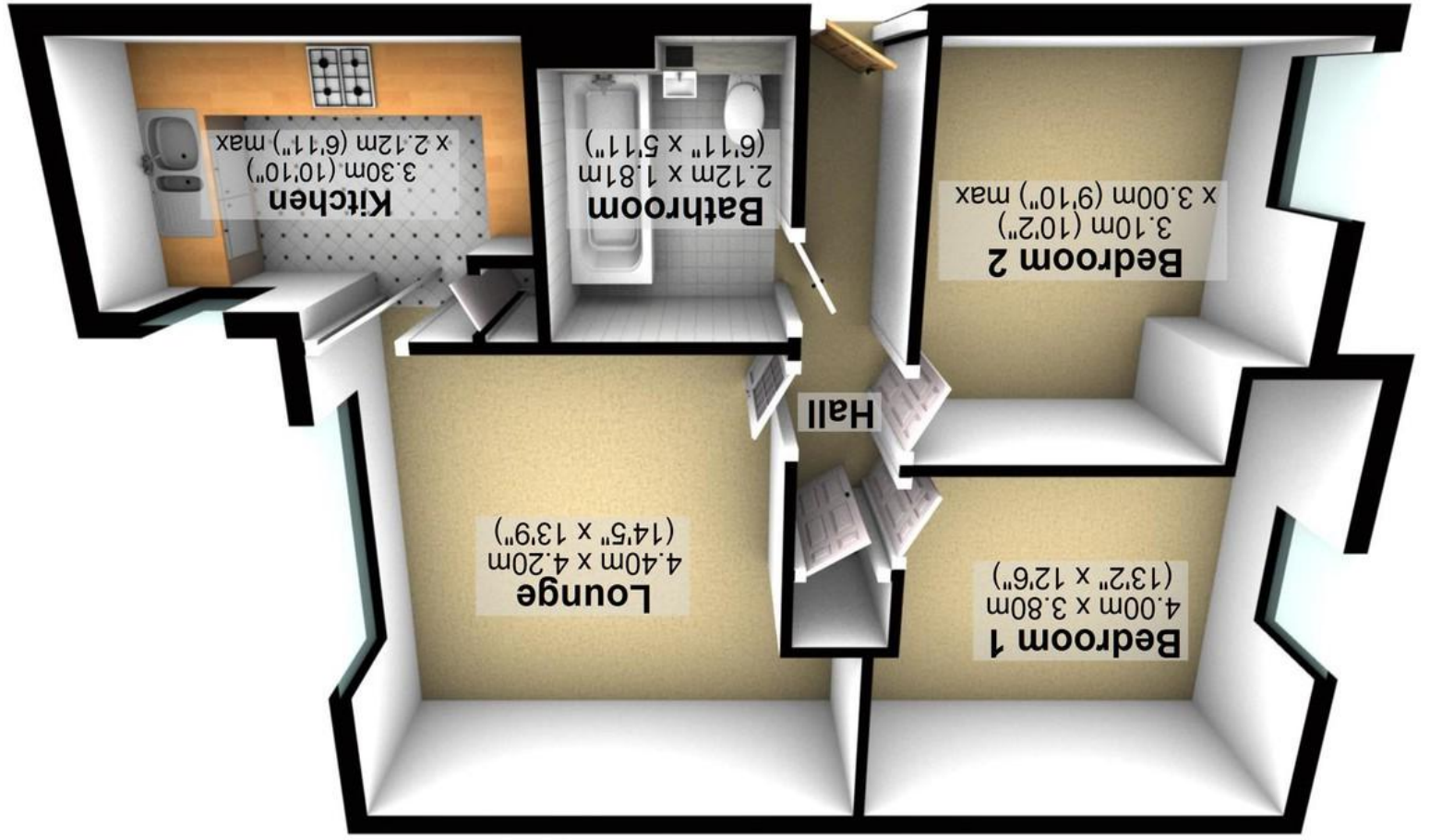
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	68

All measurements are approximate  
Plan produced using PlanUp.

Total area: approx. 54.7 sq. metres (588.7 sq. feet)



Approx. 54.7 sq. metres (588.7 sq. feet)

**Second Floor**





3 Cartmell Court | Woodseats | Sheffield | S8 0RJ

**Property Tenure:** Leasehold

An incredibly rare opportunity has arisen to purchase this stunning, immaculately presented and very deceptive two double bedroomed top floor apartment. Enjoying fabulous views to the front, a private allocated parking bay, numerous visitors spaces are also available and use of the communal garden. Number three is quietly tucked away on this cul de sac position away from the hustle and bustle yet close to amenities on the fashionable Abbeydale road and Woodseats, Millhouses park and great public transport links are also available. Located in the heart of well sought after residential suburb of Woodseats, one of Sheffield's most sought after suburbs, the apartment enjoys an incredibly spacious and light feel throughout. Being of particular interest to the professional couple, first time buyer along with those looking to downsize its easy to say that viewing is absolutely essential.



### PROPERTY FEATURES

- TWO DOUBLE BEDROOMED APARTMENT
- QUIET CUL SAC AWAY FROM THE HUSTLE AND BUSTLE
- FABULOUS VIEWS TO THE FRONT
- INCREDIBLY SPACIOUS AND LIGHT ACCOMMODATION
- CLOSE TO FASHIONABLE ABBEYDALE ROAD AND WOODSEATS AMENITIES
- PERFECT FIRST BUY OR THOSE LOOKING TO DOWNSIZE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- ALLOCATED PRIVATE PARKING BAY
- HEART OF POPULAR WOODSEATS SUBURB
- LEASEHOLD

**GUIDE PRICE £165,000-£175,000**

