
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
64, The Glen, Sheffield, S10 3FN

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Description

A large, light and beautifully presented Penthouse that forms part of this desirable development. The Glen is such a great place to live, with residents enjoying exclusive use of the very generous, communal grounds that extend to approximately three acres. Number 64 occupies a prime position on the site, located to the rear, away from traffic noise and having an uninterrupted view over the grounds from the south facing balcony and sitting room. The design of the apartment ensures the kitchen and dining areas are flooded with light in the morning while the large sitting room gets the sun in the afternoon. The bedrooms have a west facing aspect so their occupants aren't woken too early in the morning. There are modern fixtures and fittings found throughout and the quality double glazing and heating system ensure a cosy and cost effective home with an excellent C rating on the EPC. Visitors to The Glen are encouraged to use the parking bays at the front of the property with residents enjoying use of communal parking to the rear. Number 64 also comes equipped with a single garage that provides storage solutions to the owner (along with access to a loft in the flat) and the chance to securely park if preferred. This really is a fabulous apartment that requires the next owner to do very little before moving in and it is also available with no onward chain for convenience.



- Immaculately presented throughout and enjoying a delightful outlook, over the expansive communal grounds.
- Open plan dining kitchen with an easterly facing orientation, perfect for breakfast and lunch.
- Large sitting room with south westerly facing balcony overlooking the lovely grounds and providing some private, external space.
- Two double bedrooms.
- Modern shower room with elegant tiling framing the suite.
- Reception hallway and separate utility room.
- Visitors parking at the front of the site, communal residents parking outside the block and a single garage situated to the rear (number 41).
- Annual service charge (including building insurance) of £1878.
- 143 years left on the lease at an annual ground rent of £35.
- Quality gas central heating and UPVC double glazing contribute to an excellent EPC rating of C77.







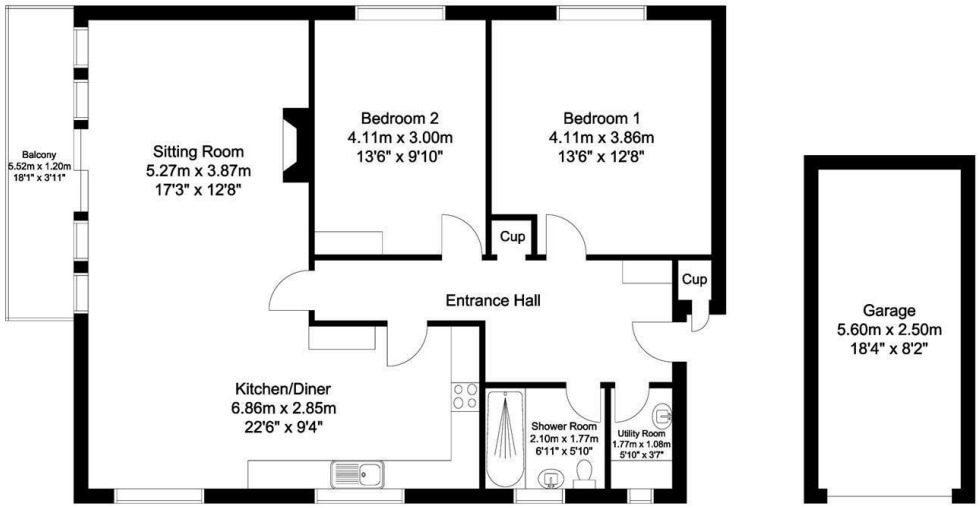






Main Floor
88 sq m/947.22 sq ft
Approx.

Outbuilding
14 sq m/150.69 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scales based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specialty no guarantee is should not be relied on as a basis of valuation.These plans are for marketing purposes only and should be used such by any prospective purchase. Specialty no guarantee is given on the total square footage of the property if quoted this plan.
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