



**Flat 3 The Woodlands, 39 Shore Lane, Ranmoor, Sheffield, S10 3BU**

**Offers In Region Of £220,000**



**EADON LOCKWOOD & RIDDLE**  
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'The Woodlands' is a little known development of fine and spacious apartments a moments' walk away from excellent amenities in both Crosspool and Broomhill, everything about this locality is 1st class. The site is framed by immaculate and mature communal gardens that include a lovely BBQ area with the sound of the tinkling brook providing a very pleasant backdrop. Residents each have a share in the Freehold and this negates any ground rent paid and the £1000 p/a service charge is surely attractive when compared to other less desirable sites. The property itself is situated on the 1st floor and offers a superb range of well-proportioned and versatile accommodation complimented by a decent south easterly facing balcony giving owners their own private external space.



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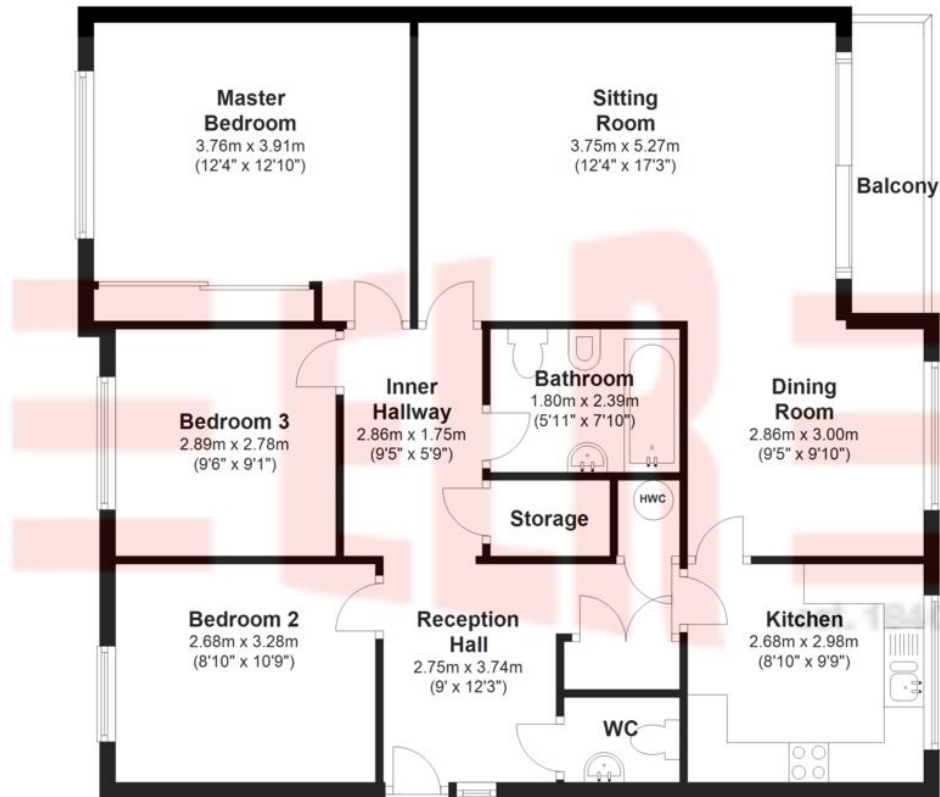
- 3 Double bedrooms
- Secure intercom entry and 1st floor situation for extra security
- 2 Good reception areas
- Private balcony
- Larger than average single garage
- Beautiful communal grounds
- Tucked away location and yet ideally placed a short walk away from local shopping, the Universities
- Versatile accommodation which could be utilised in several different ways
- Reception hall with storage cupboards (separate 1st floor storage room shared with neighbour)
- Large bathroom and separate W.C





## Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.  
Plan produced using PlanUp.

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