

Apt 4, Lemont House, 53 Lemont Road
Sheffield

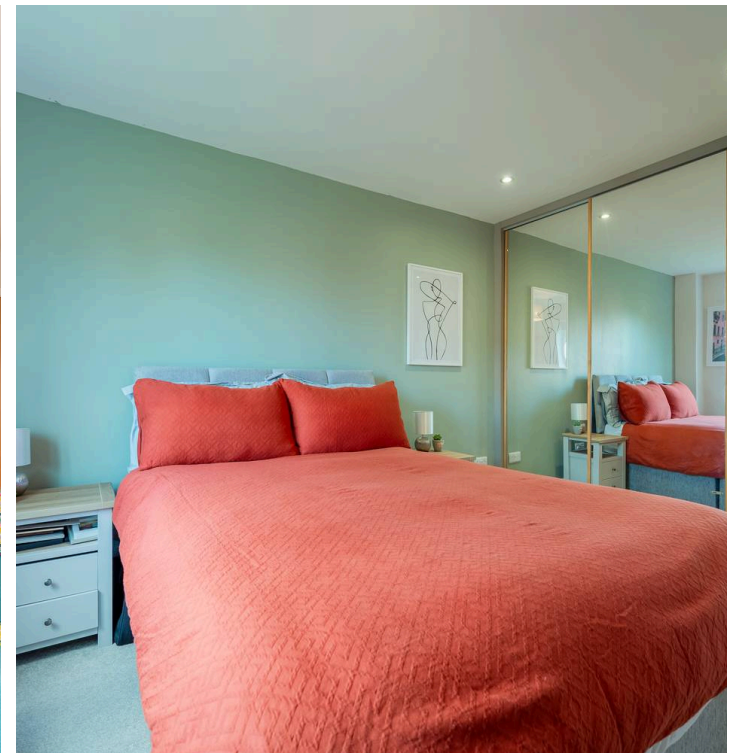
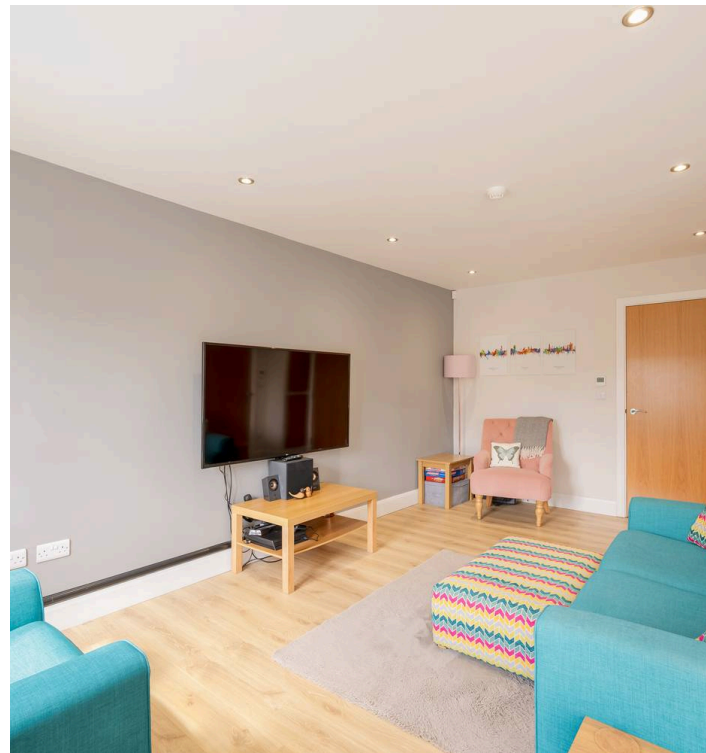
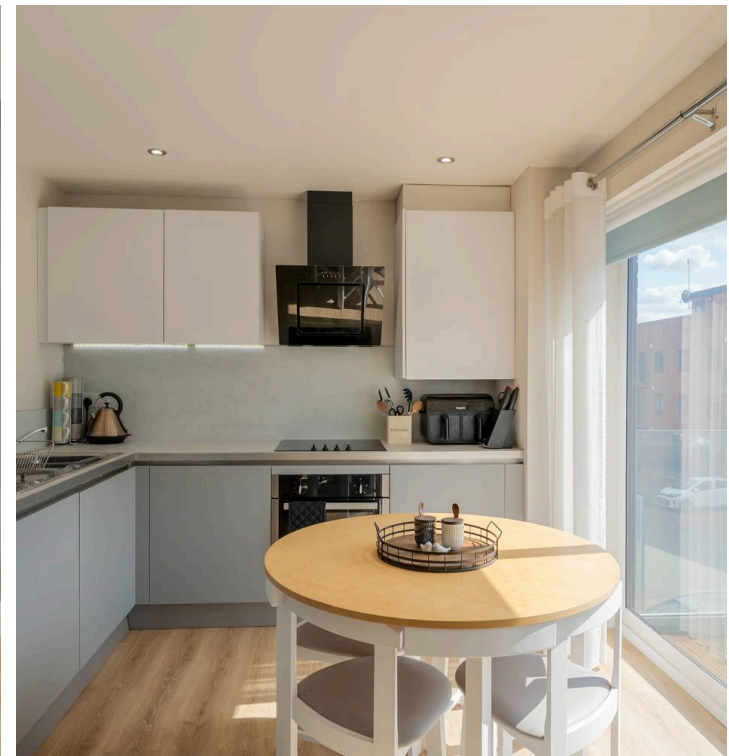
Guide Price £220,000-£230,000

Apartment 4

Lemont House, Sheffield

An absolutely stunning, immaculately presented and very well proportioned two double bedroom, first floor apartment. Offering in our opinion the prime position on this exclusive residential development. With additional features in abundance from the standard build that include not only a private front balcony accessed from the city room but a super cool large private roof terrace that enjoys some truly breathtaking views towards the Peak District. Offering an incredibly contemporary vibe throughout and with a fully fitted kitchen, light and spacious feel to the open plan living/dining room, two good sized double bedrooms and three piece bathroom suite. Quality tucked away on this popular residential road in the very heart of ultra popular Totley towards the south west fringes of the city. The position ensures that the access to The Peak District is literally on the doorstep. Council Tax band: C Tenure: Leasehold

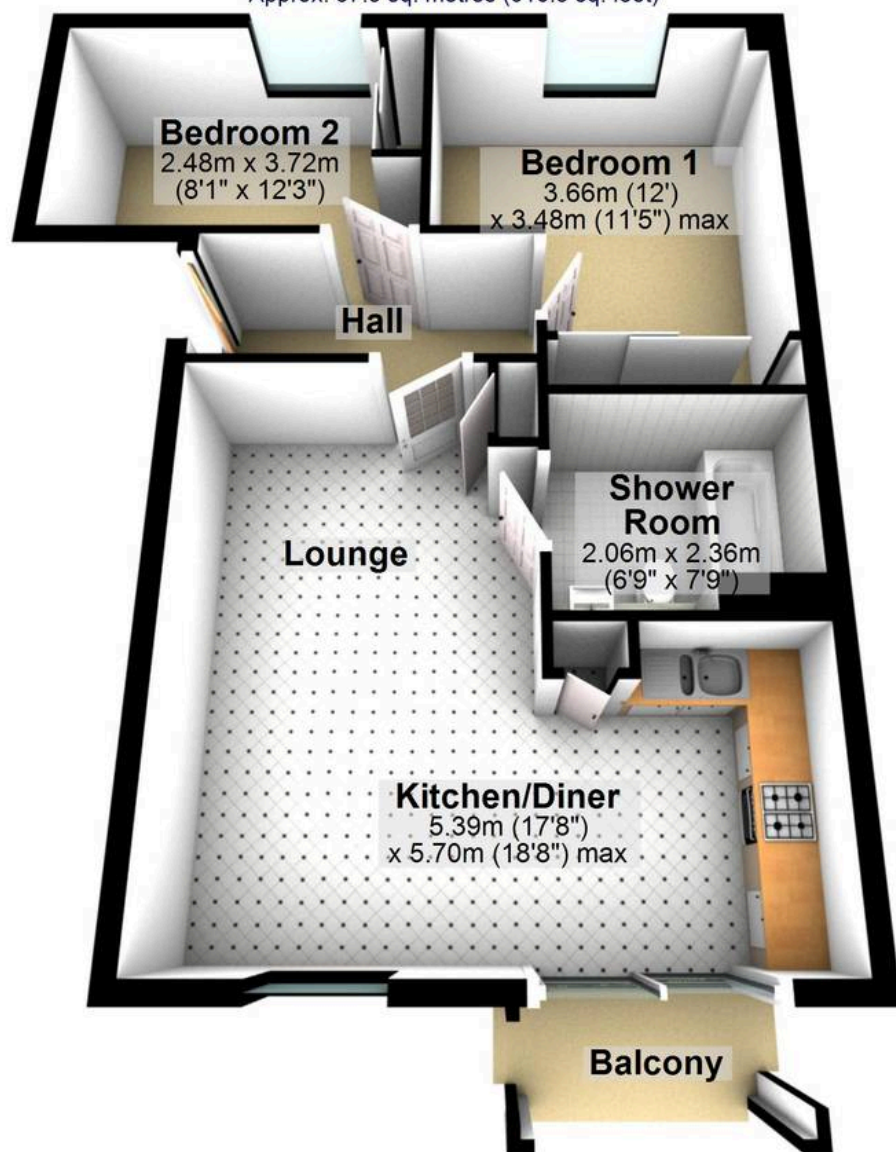
- STUNNING TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
 - OCCUPYING IN OUR OPINION THE PRIME POSITION ON THIS EXCLUSIVE DEVELOPMENT
 - INCREDIBLE ROOF TERRACE PRIVATE GARDEN WITH SENSATIONAL VIEWS OVER THE PEAK DISTRICT
 - FABULOUS CONTEMPORARY FEEL THROUGHOUT AND PRIVATE BALCONY ACCESSED FROM THE SITTING ROOM
 - HEART OF ULTRA POPULAR TOTLEY ON THE EDGE OF THE PEAK DISTRICT
 - QUIET TUCKED AWAY NO THROUGH CUL DE SAC WITH ALLOCATED PARKING BAY
 - PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE
- VIEWING ABSOLUTELY ESSENTIAL TO FULLY





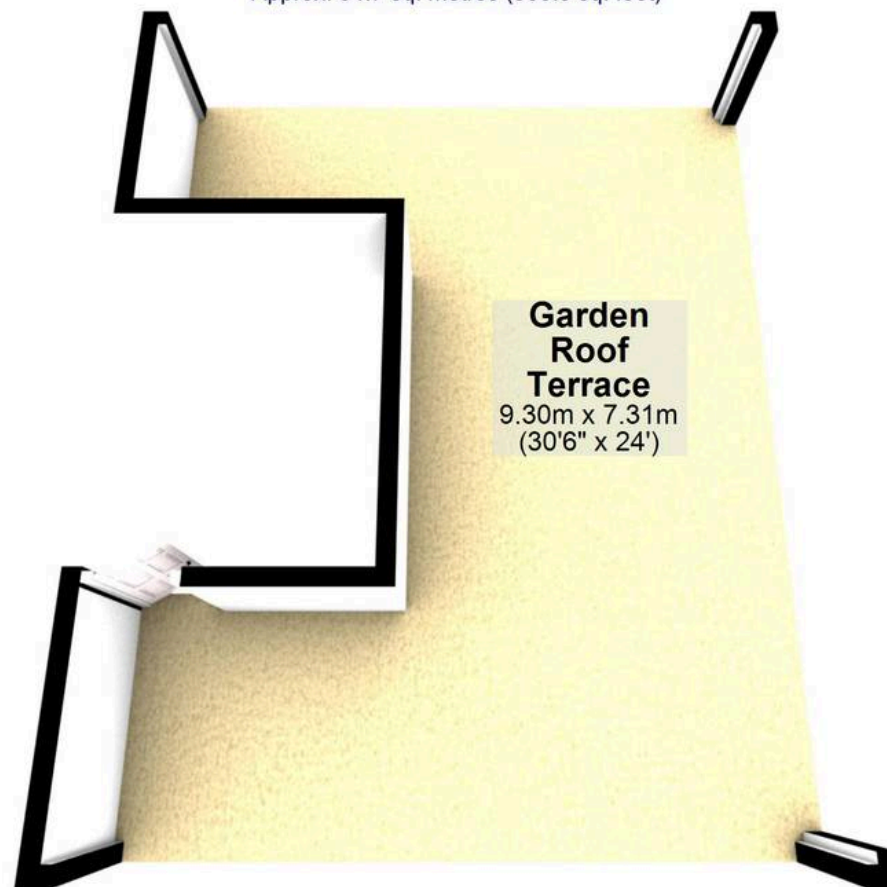
First Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



Top Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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info@whitehorns.com
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