



Bankside, Archer Road, Sheffield, S8 0JT

Fixed Price £185,000

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## Why You'll Love It!

This brand-new build comes with the peace of mind that only new build warranties can provide. You'll enjoy the security of knowing that your home is protected, making it a smart and reliable investment for years to come.

From the private and secure undercroft car park, you can conveniently access your ground-floor apartment via lift or stairs, nestled at the rear of this exquisite development. Your new home overlooks beautifully landscaped grounds, offering a sense of calm and greenery right outside your window.

Step inside, and you'll find a welcoming, wide hallway that opens into spacious living areas, complete with a modern kitchen featuring a range of stylish cabinetry and high-quality integrated appliances. Every detail has been considered to make the space as functional as it is beautiful.

The double bedroom offers peaceful views from the side elevation, while the light-filled bathroom adds a touch of luxury to your everyday routine. For added convenience, there's a generously sized store, perfect for keeping your belongings neatly organized.

This is more than just a home—it's an exceptional development where quality craftsmanship and attention to detail shine through in every corner. With warranties included, you can move in with confidence and enjoy modern, worry-free living in a truly special setting.

## Material Information

Leasehold - 250 years

Service Charge - £1557 per annum

Ground Rent - £0

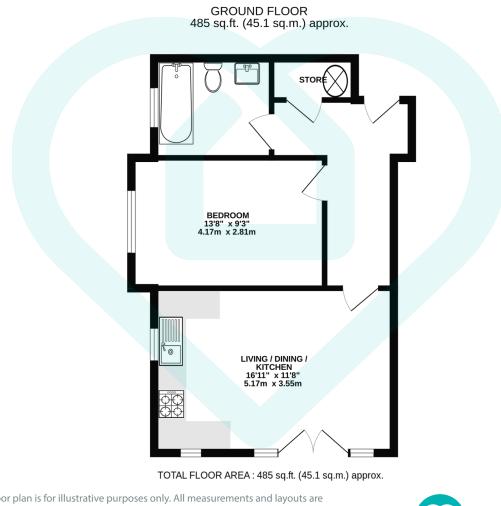
Council Tax - To be Determined



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This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Great Location
- NHBC New Build Warranty
- No Chain Involved
- Double bedroom
- Secure undercroft allocated parking
- Lift access
- Excellent location close to shopping, leisure and travel facilities
- Communal grounds for summer relaxation
- Integrated kitchen appliances as standard
- Bright living accommodation with Juliet Balcony

## Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
Company Reg Number: 08610489  
Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
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## Get in touch - arrange an appointment



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