



Spencer.

26, Berkeley Precinct, Ecclesall Road, S11 8PN

## Buy —

Superbly located two bedroom maisonette with spacious accommodation and ample off street parking and a garage. Ideal for a first time buyer or even rental investment opportunity.

— from *Spencer.*

- Available with no chain
- Two bedroom maisonette
- Kitchen
- Lounge/diner
- Bathroom
- Garage and two communal parking spaces
- Excellent location
- Council Tax Band-A
- EPC Rating-C
- what3words///cute.plants.flows



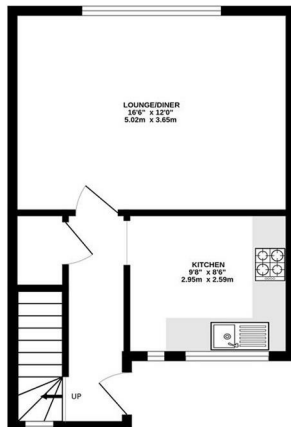
Offers Around

**£140,000**

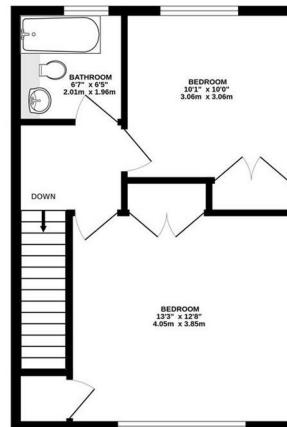


# Floorplan

THIRD FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



FOURTH FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing: Via the Agents  
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