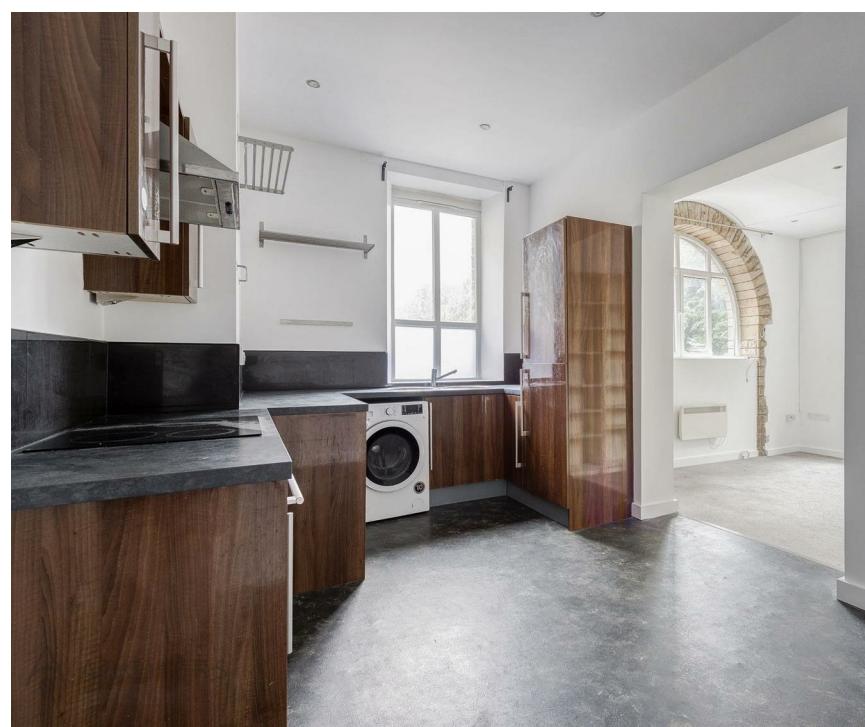


Flat 2 St Marys Loft, 252 Burgoyne Road, Walkley, Sheffield, S6 3QF

£775 Per Month

Council Tax Band: A



A modern and characterful one bedroom ground floor apartment which forms part of this charming development in Walkley. Perfect for professional singles or couples, the property enjoys modern fittings, high ceilings and a lounge which is bursting with natural light thanks to larger than average windows! Positioned close to a wealth of shops, cafes and amenities on South Road, there are also regular bus routes giving easy access to the universities, hospitals and city centre, and the property is also near to the Supertram route. With double glazing and electric heating throughout, the property in brief comprises; Secure communal open lobby with access to the bin stores, entrance hallway, kitchen with modern fittings and integrated appliances opening to the large, dual aspect lounge, a double sized master bedroom and a bathroom. AVAILABLE MID FEBRUARY, UNFURNISHED BASIS, PETS NOT ALLOWED. Holding fee is £178.00, the full deposit due is £894.00. Council tax band A.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
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Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 51.2 sq. metres (551.5 sq. feet)

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

Plan produced using PlanUp.



Apartment 2, SHEFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		