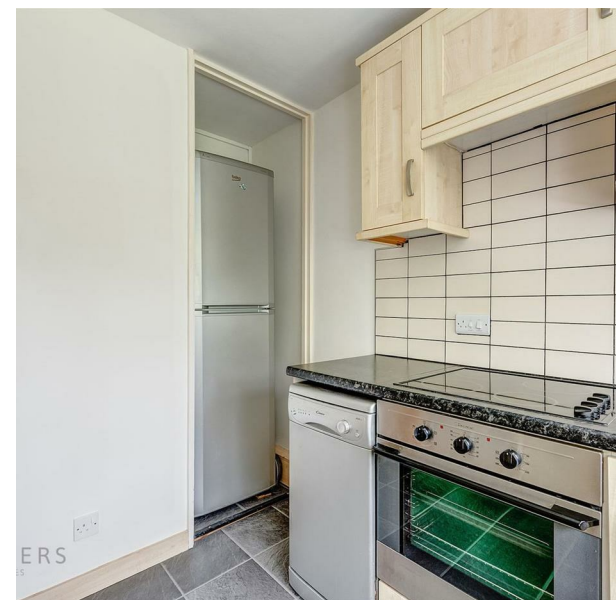


Flat 4 Brookhouse Court, 92 Brookhouse Hill, Fulwood, Sheffield, S10 3TE
£895 Per Month
Council Tax Band: B



A bright, modern styled two double bedroom first floor apartment which is set within this popular development next to a wealth of shops, cafes and amenities in Fulwood village! Perfect for professionals, the property has recently been upgraded with new carpets and decor, and boasts undercroft parking to the rear, good sized rooms and stunning communal gardens to the rear. Located metres away from upmarket cafes and an array of shops, there are also regular bus routes giving easy access to the universities, hospitals and the city centre. The property is also within walking distance of Forge Valley and the Peak District is a short journey away. In brief, the property comprises; communal entrance lobby with access to the underground parking area, entrance hallway with cupboard housing the washing machine, lounge with views over the gardens, a kitchen with modern styled fittings, spacious master bedroom, double sized second bedroom and a bathroom. Outside, a gated driveway to the side of the building leads to the rear where there are well manicured communal gardens and immediate access to the undercroft parking area, which has two allocated spaces. AVAILABLE IMMEDIATELY on an UNFURNISHED basis - contact Archers Estates to book your viewing today! Holding fee is £206.00, the full deposit due is £1032.00. Council tax band B.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
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Floor Plan
Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 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.



Flat 4, SHEFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		