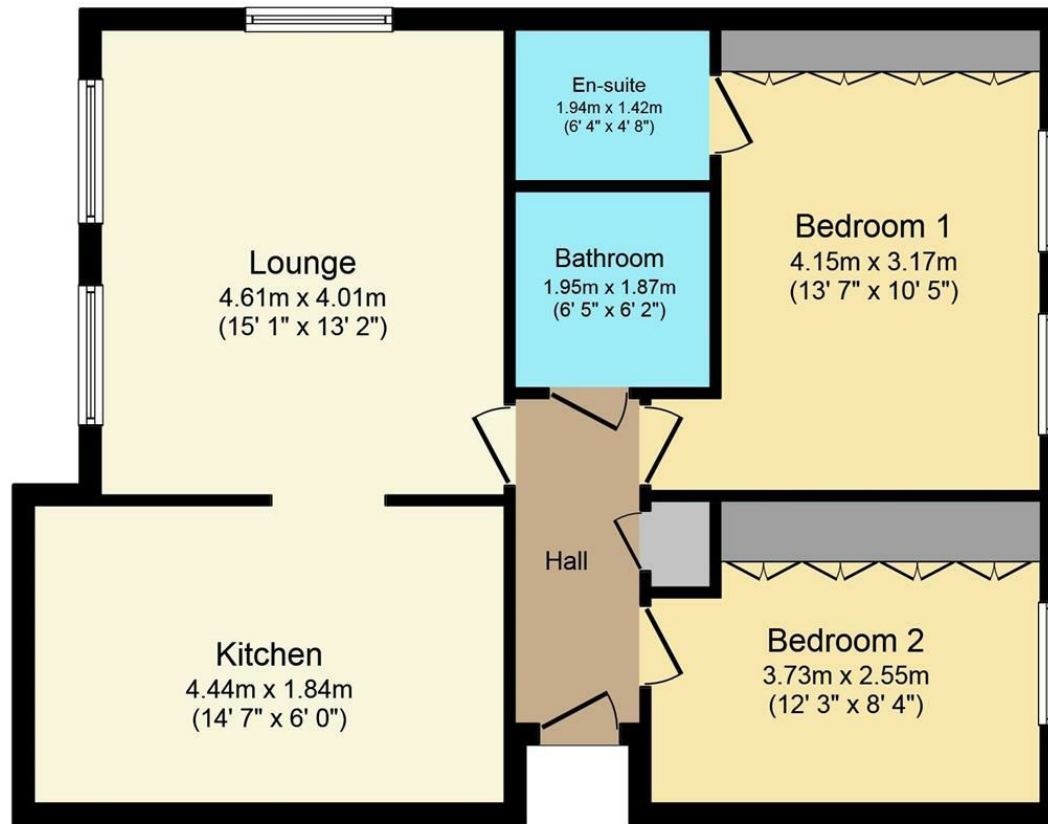


25 St Francis Close, Sandygate, Sheffield, S10 5SX  
£950 PCM  
Council Tax Band: C

ARCHERS  
ESTATES



A modern and spacious two bedroom, two bathroom second floor apartment which enjoys far reaching views and stylish decor throughout. Perfect for professional couples or small families, the property is located close to shops and amenities in Crosspool and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. Set within a popular development which includes an allocated parking space and visitor bays, there is upvc double glazing and electric heating throughout. In brief, the property comprises; secure communal entrance lobby with staircase rising to the second floor, entrance hallway, lounge, modern styled kitchen with appliances, master bedroom with stylish en-suite shower room, double bedroom two and a bathroom. Outside, there is an allocated parking space and communal gardens. Available early May on a part furnished basis - contact Archers to book your viewing today! Holding fee is £219.00, the full deposit due is £1096.00.



**Floor Plan**

Total floor area 72.0 sq. m. (775 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBox



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
 01142 683833  
 info@archerstates.co.uk  
 www.archerstates.co.uk

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