

9 Fulwood Park Mansions, Chesterwood Drive, Broomhill, Sheffield, S10 5DU  
£850 PCM  
Council Tax Band: B



A bright and spacious two bedroom first floor apartment which is situated within this popular development close to Broomhill! Ideal for professionals, the property is within close proximity to a wealth of shops, restaurants and bars. The property is also well served by regular bus routes giving easy access to the universities, hospitals and city centre. Highlights include a balcony with far reaching views and ample communal parking. In brief, the property comprises; Entrance Lobby with staircase, Entrance Hallway, Lounge with balcony access, Kitchen with fitted units, two spacious Bedrooms and a Bathroom. With gas central heating and double glazing throughout. FURNISHED, AVAILABLE FEBRUARY - Call Archers to book your viewing today! Holding fee is £196.00, the full deposit due is £980.00. Council tax band B.

### First Floor

Approx. 60.6 sq. metres (652.7 sq. feet)



**Total area: approx. 60.6 sq. metres (652.7 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.

**9 Fulwood Park Mansions, Sheffield**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 80        |
| (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 |           |