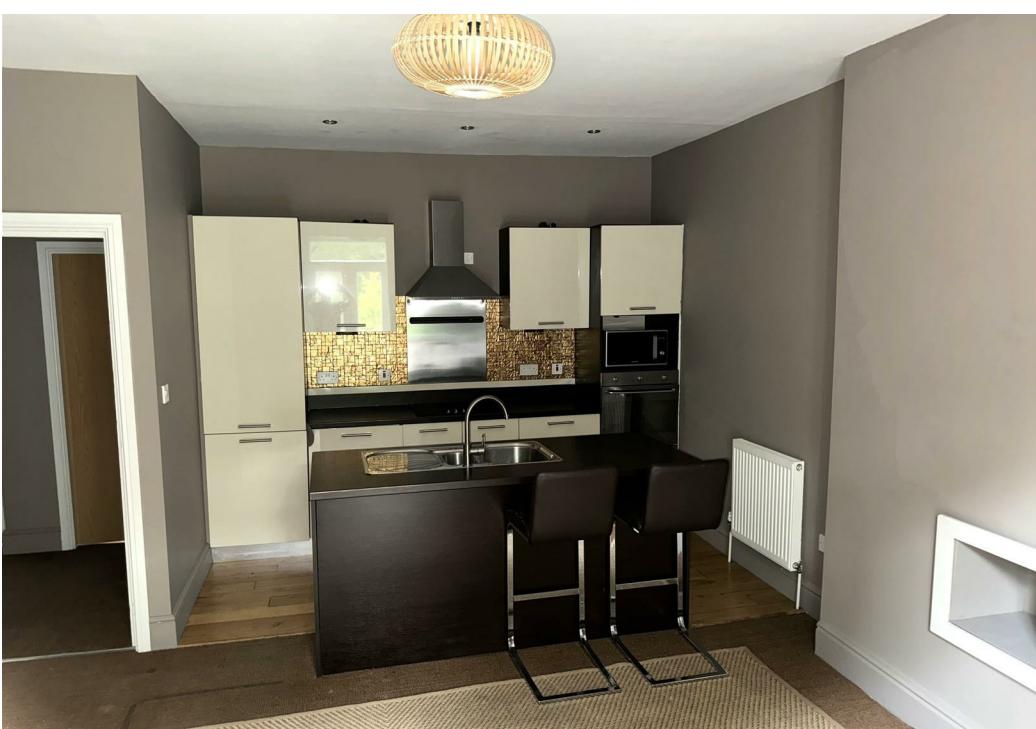


Apartment 2, Oakbrook House, 147 Oakbrook Road, Nether Green, Sheffield,  
S11 7EB  
£895 PCM

Council Tax Band: A

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ESTATES



A stunning, modern styled one bedroom first floor apartment which is located on this popular road in Nether Green and enjoys riverside views! Perfect for the professional single or couples, the property is a sympathetically converted apartment which boasts a stylish open plan living area with fitted kitchen including an island unit and balcony/terrace which overlooks a river and woodland and enjoys a fine southerly aspect. There is upvc double glazing and electric heating. Located close to shops, upmarket coffee shops/cafes and Bingham/Endcliffe Park, the property also enjoys easy access to the Universities, Hospitals and City centre thanks to regular transport links on the doorstep. In brief, the property comprises; Secure Communal Entrance Lobby with staircase rising to the first floor, Entrance Hallway, Open Plan Living Area (18'7" x 13'11") with white goods integrated and access to the Balcony, Master Bedroom (11'4" x 10'1") and a Bathroom. Council Tax Band A, EPC Rating D, AVAILABLE EARLY MARCH ON AN UNFURNISHED BASIS. Holding deposit is £260.00, the full deposit due is £1302.00.

**First Floor**  
Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 42.6 sq. metres (458.7 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.

Apartment 2, Oakbrook House, 147 Oakbrook Road, Sheffield

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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		
England & Wales	71	78
EU Directive 2002/91/EC		