



## Rent -

## Available 31st March, a 2 Bedroom, Top Floor Apartment with Garage in S10!

## — from Spences.

- AVAILABLE 31st MARCH
- 12 Month Tenancy
- Holding Deposit £200
- Security Deposit £1005
- · 2 Bedrooms
- · With Garage
- Part Furnished
- EPC Rating C
- . Council Tax Band A











£875

PCM



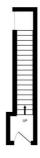






## Floorplan

GROUND FLOOR 56 to 5.7 to 70 to popular FIRST FLOOR 566 sq.h. (\$2.6 sq.m.) approx.





TOTAL FLOOR AREA (62 and (578 sum) approx.

White very strengt has been reade is serious the accuse of of the flooristic consideration for an element of doors, sendows, receive and say other does are approximate and no responsibility to belien for any error crisision or resource. The principle is the flowards proposed only and board for every serious and applications of short in the contraction of the contrac

Spencer.

+44 (0)114 268 3682 info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP SpencersEstateAgents.co.uk **y** SpencersAgents

SpencersAgents

■ SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$