



Spencer.

**Apt 7 Base Building, Sheffield, S1**

## Rent —

This superb one double bedroom first floor apartment which is located just off Division Street in the City Centre

— from *Spencer.*

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- AVAILABLE 28th MAY
  - UNFURNISHED / WHITE GOODS INCLUDED
  - EPC Rating B / Council Tax Band B
  - OPEN PLAN LIVING KITCHEN
  - FIRST FLOOR APARTMENT
  - SECURE GATED DEVELOPMENT
  - Holding Deposit £190 / Security Deposit £950
  - 12 Month Tenancy
  - PRIVATE BALCONY
  - COMMUNAL GARDENS



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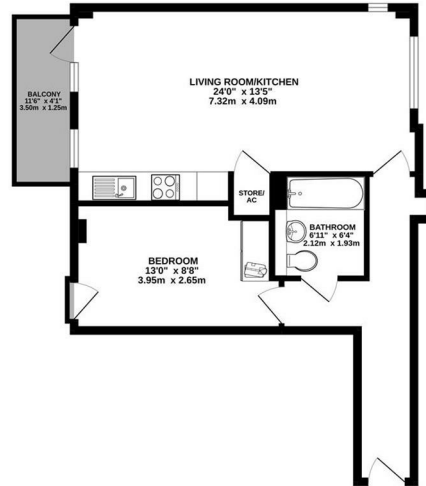
# £825

PCM



# Floorplan

1ST FLOOR FLAT - ROOM  
HEIGHT = 2.33M



THE BALCONY IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 570sq ft (53.0 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of dimensions are not guaranteed. This plan is for illustrative purposes only and should be used as such by any potential purchaser. The purchaser makes any enquiries, views and takes their own view of the property as to their own use of the office and is not to be held liable for any errors or omissions.



**Spencer.**

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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

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