



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.*

- 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 £170 / Security Deposit £865
- 12 Month Tenancy
- PRIVATE BALCONY
- COMMUNAL GARDENS

# £750

PCM

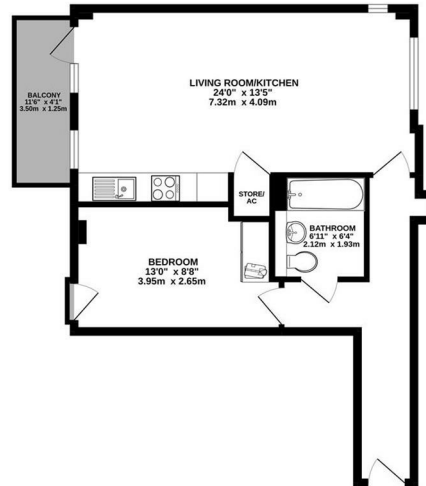






# Floorplan

1ST FLOOR FLAT - ROOM  
HEIGHT = 2.33M



THE BALCONY IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA - 170sq ft (15.9 sq m) approx.  
While every effort has been made to ensure the accuracy of the information contained herein, measurements of floors, walls, windows, ceilings and any other fixed or detachable items are approximate only and should be used as a guide only. The purchaser is advised to verify the measurements by their own surveyor. The purchaser is responsible for any errors or omissions in the plan.



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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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