



25 Draymans Court Wards Brewery, Sheffield S11 8HH £900 Per Calendar Month

Luxurious two bedroom apartment with allocated parking. This apartment is situated on the 1st floor in this exclusive development and is located close to the city centre, hospitals and universities.

The accommodation consists of: entrance hallway with laminate flooring. Kitchen/living area with modern fitted kitchen including a range of appliances including: hob, oven, and fridge/freezer. From the living area there are patio doors leading to the communal Japanese style gardens. Master double bedroom with en-suite shower room and further bedroom 2. Separate bathroom with new suite and shower set over the bath.

UNFURNISHED 6-12 MONTH TENANCY. Restrictions: No pets, students or smokers. Energy Efficiency Rating D

Bedroom
9'0" x 16'7"
2.75 x 5.06 m

Bedroom
7'5" x 12'8"
2.28 x 3.87 m

Kitchen / Living Area
11'8" x 18'5"
3.57 x 5.63 m

Hallway
10'3" x 3'6"
3.13 x 1.09 m

Bathroom
5'4" x 5'5"
1.64 x 1.68 m

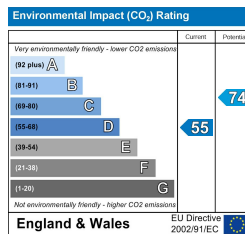
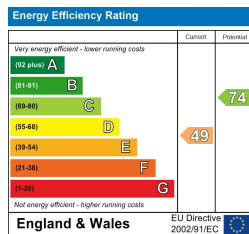
Bathroom
7'1" x 5'2"
2.16 x 1.58 m

Approximate total area*
599.14 ft²
55.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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