



## 12 City Towers Watery Street, Sheffield S3 7ET £750 Per Calendar Month

Available to let is this spacious luxury one bedroom apartment within this popular development with a rooftop garden and located within close proximity to Sheffield City Centre. The property briefly comprises of; entrance hallway, open plan lounge/kitchen with integrated appliances, double bedroom and shower room. There is also a utility cupboard housing a washing machine. The apartment is within walking distance from shops, transport links and the city centre and is convenient for travel to the hospitals and motorway networks. UNFURNISHED 6-12 MONTH TENANCY. Restrictions - No smokers, students or pets. Energy Efficiency Rating C. Council Tax Band B

**Kitchen**  
21'0" x 9'0"  
6.41 x 2.76 m

**Hallway**  
9'9" x 3'7"  
2.97 x 1.11 m

**Bathroom**  
7'0" x 5'2"  
2.15 x 1.58 m

13'7" x 9'9"  
4.14 x 2.99 m

**Approximate total area<sup>®</sup>**  
391.89 ft<sup>2</sup>  
36.41 m<sup>2</sup>

(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

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		80	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Banner Cross  
Hathersage  
Bakewell  
Matlock  
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: bannercross@saxtonmee.co.uk  
E: hathersage@saxtonmee.co.uk  
E: bakewell@saxtonmee.co.uk  
E: matlock@saxtonmee.co.uk