




## Apt 10 West Point, Sheffield S1 4EJ £800 Per Calendar Month

An impressive two bedroom, third floor apartment offering luxury accommodation and situated within the city centre with all the amenities that the city has to offer.

Benefiting from electric storage heating and intercom system. High specification throughout and comprising of: entrance hall, kitchen with light beech units, integrated electric hob/oven, chrome Zanussi chimney extractor, washer dryer and free standing Zanussi fridge freezer. Lounge with 2 seater black leather sofa and table with four chairs. A first large double bedroom with m wardrobe. Single bedroom two/study. Luxury bathroom with three piece suite with power shower over the bath, heated towel rail and chrome fittings.

PART FURNISHED 6-12 MONTH TENANCY. No smokers, children or pets. Energy Efficiency Rating C. Council Tax Band B.



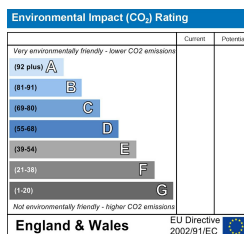
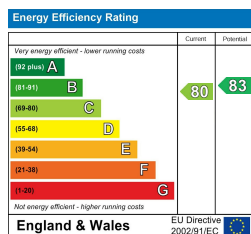
**Approximate total area<sup>®</sup>**  
528.19 ft<sup>2</sup>  
49.07 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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