



9 Avenue Court Graham Road, Sheffield S10 3DR £850 Per Calendar Month

An exceptional one bedroom first floor apartment, beautifully and thoughtfully upgraded, set within this sought after development and boasting two private balconies.

Ideally located for access to nearby parks, universities, hospitals, and a wide range of local amenities.

The accommodation includes: staircase to the first floor, entrance hall, spacious open plan living area with patio doors opening onto a private balcony, and a stylish modern kitchen featuring a comprehensive range of units and appliances.

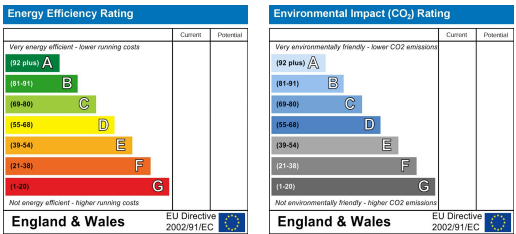
Generous double bedroom with direct access to a large private terrace. Contemporary bathroom fitted with a white three piece suite and shower over the bath.

Externally, the property enjoys two private balconies perfect for outdoor relaxation, communal parking, and well maintained shared gardens.

FURNISHING NEGOTIABLE 6 or 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating D. Council Tax Band A



Lettings



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'