



## 8 Brunswick Place David Baldwin Way, Sheffield S11 9ES £1,895 Per Calendar Month

Now available to the rental market, 8 Brunswick Place is a beautifully presented first floor apartment located within the desirable Chelsea Heights development.

The spacious entrance hall leads to a luxurious master bedroom with en-suite, a generously sized guest bedroom also featuring an en-suite, and a separate contemporary family bathroom. A dedicated laundry room, complete with premium AEG washer and dryer, adds further convenience.

The kitchen, crafted by renowned designer Karl Benz of Sheffield, is fully equipped with high quality appliances. The open plan living and dining area extends onto a private balcony offering elevated views across Sheffield.

Ideally situated on Brincliffe Hill, Chelsea Heights provides easy access to the vibrant amenities of Ecclesall Road, including a wide selection of restaurants, bars, artisan shops, and supermarkets. The location is also perfect for enjoying some of Sheffield's finest green spaces, such as Endcliffe Park, Chelsea Park, the Botanical Gardens, and Whiteley Woods.

EPC Rating B - Council Tax Band E



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		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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