



Apt 23 The Warehouse Victoria Quays, Wharf Street, Sheffield S2 5SY

Saxton Mee

Lettings



## Apt 23 The Wharf Street

Per Calendar Month

# £1,100 Per Calendar

Located only moments from the city centre and a short drive to the M1 motorway is this spacious two bedroom apartment. The Warehouse was renovated in the 1990's from the old working buildings on the Sheffield Canal. The development is a Grade II listed building and enjoys many original features and benefits from being within walking distance to the city centre, train station, bus station and tram routes.

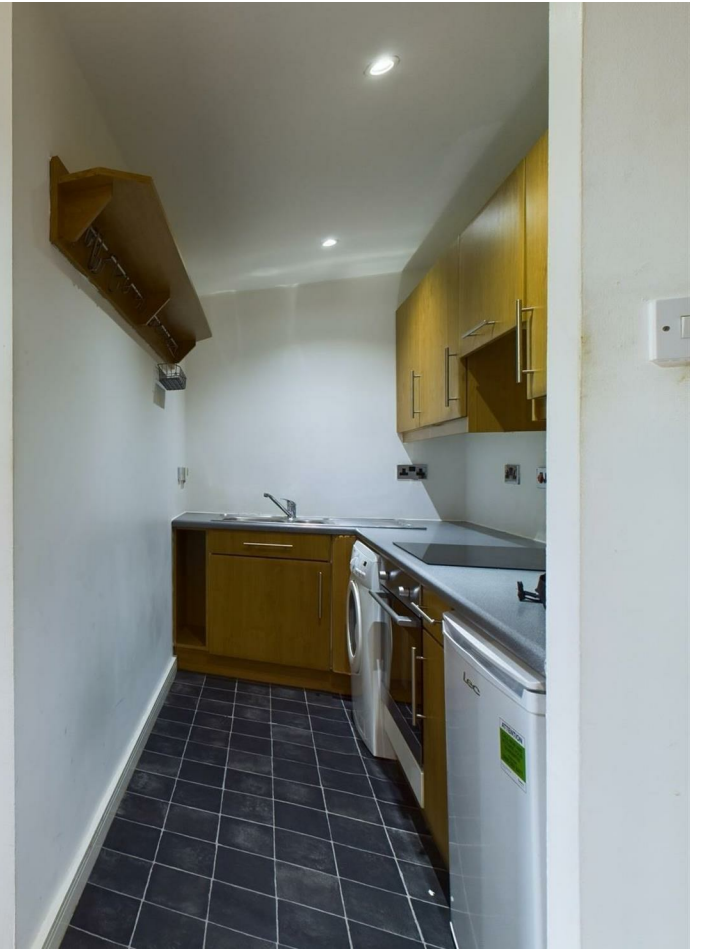
The apartment benefits from allocated parking and mezzanine level and comprises: spacious lounge with wood effect laminate flooring, exposed beams and stairs leading to bedroom one. Kitchen with a range of appliances to include: oven and hob, fridge freezer and washer dryer. Mezzanine master bedroom with en-suite. Further second bedroom with attractive exposed beams. Separate bathroom.

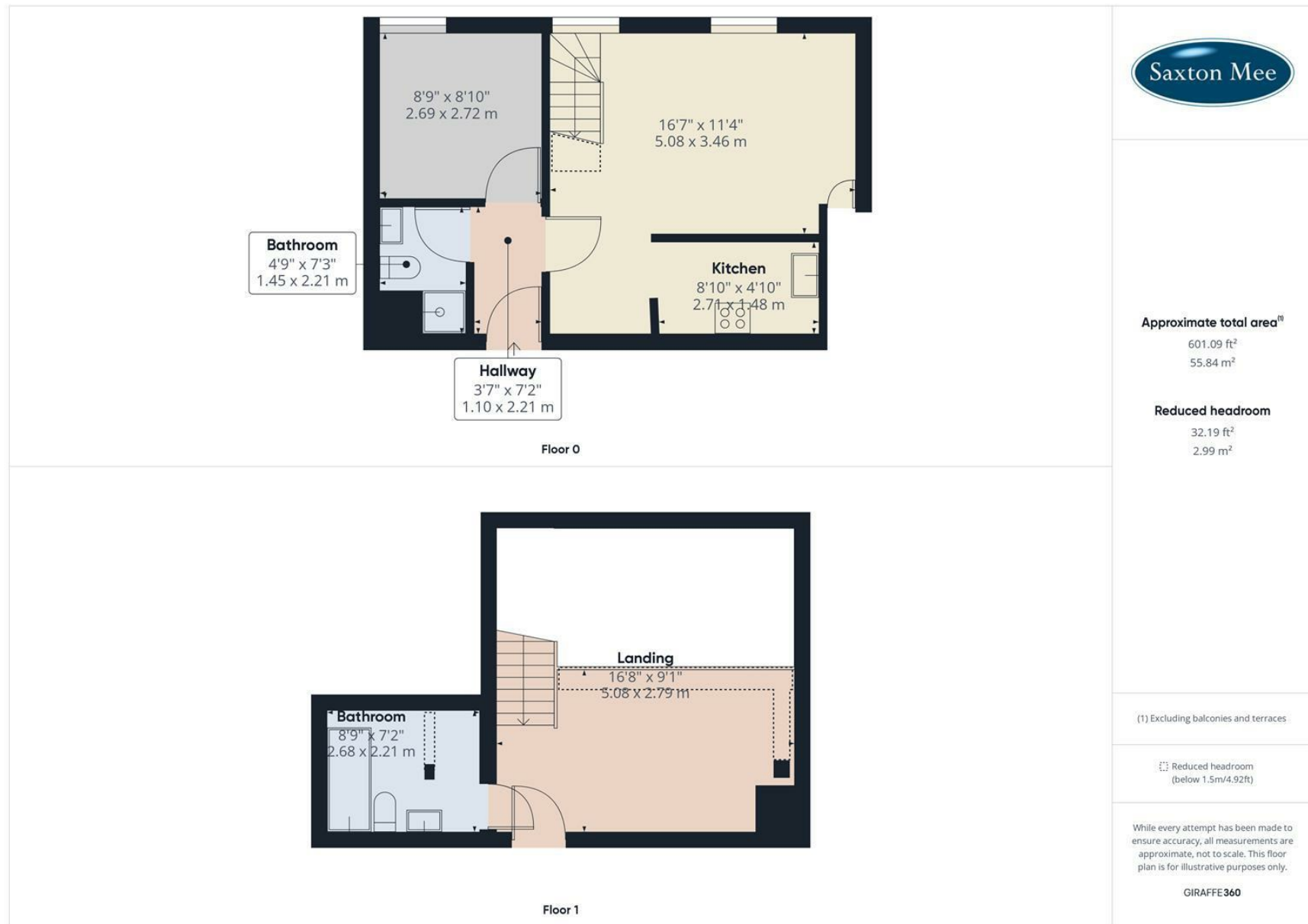
UNFURNISHED. Restrictions: No smokers or pets. Energy Efficiency Rating C. Council Tax Band C

- FMS









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.'

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