



Flat 4 19 Brocco Bank, Sheffield S11 8RQ

Saxton Mee

Lettings

Flat 4 19 Brocco Bank

Per Calendar Month

£1,200 Per Calendar

This well presented two-bedroom first floor apartment is located in a highly sought after area of Sheffield, offering excellent access to the amenities of Ecclesall Road, as well as nearby universities and hospitals.

The property features an entrance hallway with an intercom system and a recently fitted kitchen, complete with appliances including a dishwasher, washing machine, and fridge freezer. The spacious lounge benefits from large patio doors that open onto a generous balcony, providing a pleasant outdoor space. There are two good sized bedrooms, both of which include built in wardrobes, and a separate bathroom fitted with bath and a shower.

Additional features include a garage, one allocated parking space.

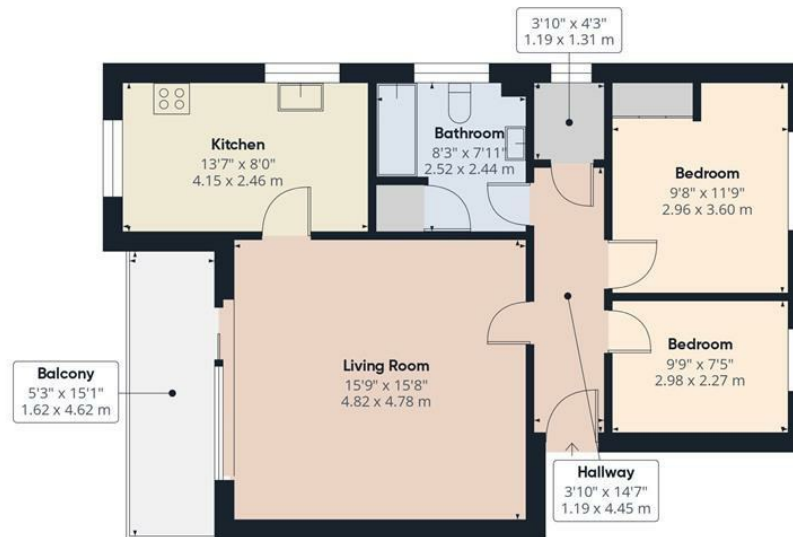
Please note: this property is available on an furnished basis only, with a tenancy term 12 months with the possibility to extend. No smokers or pets. The Energy Efficiency Rating is D and the Council Tax Band is B







Ground Floor



Floor 1

Approximate total area⁽¹⁾

862 ft²
80.2 m²

Balconies and terraces

80 ft²
7.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.'