



## **Apt 1 Bluebell House 43 Riverdale Road, Sheffield S10 3FZ** **£1,700 Per Calendar Month**

A spacious luxury large ground floor apartment of approximately 1100 sqft with a fabulous layout with modern style living and the benefit of a large balcony, with views over Endcliffe Park and with direct access from the living room and being able to walk out into the beautiful grounds.


Delightfully situated in a prime position in this exclusive and prestigious luxury development enjoying a superb location on the edge of Endcliffe Park.


Very conveniently situated close to the main hospitals and universities and the amenities of Ecclesall Road, Broomhill and Ranmoor and lovely walks in the adjoining park. This is a gated development and the property has an allocated space in secure undercroft parking.

FURNISHED, INITIAL 6 MONTH TENANCY, The lease does not allow pets Energy Efficiency Rating C

Floor Area  
92 Sq.m / 1022 Sq.ft  
Approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>82</b>	<b>82</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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