



205 West One Aspect Cavendish Street, Sheffield S3 7SS £875 Per Calendar Month

Located in this extremely popular city centre development is this second floor one bedroom apartment. Ideal for the professional single/couple with its location being in the heart of the city centre and enjoying easy access to all shops, bars and restaurants.

The property briefly comprises of; entrance hallway, good sized open plan kitchen/dining/lounge. One double bedroom and modern bathroom with three piece white suite and shower over.

FURNISHED 12 MONTH TENANCY. Restrictions - No pets or smokers. Energy Efficiency Rating B Council Tax Band A

Kitchen / Living Area
19'4" x 10'2"
5.89 x 3.10 m

Bedroom
9'11" x 9'7"
3.05 x 2.95 m

Bathroom
7'6" x 5'2"
2.31 x 1.58 m

Hallway
10'4" x 4'6"
3.17 x 1.38 m

Approximate total area⁽¹⁾
402.92 ft²
37.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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