



## Montgomery Terrace Road Montgomery Terrace Road, Sheffield, S6 3BU

Prices from £166,000

\*\*\*INVESTORS ONLY\*\*\*

CityRise is thrilled to present a brand new development, consisting of luxurious 1 and 2 bedroom apartments designed to cater to the growing demand for high-quality rental accommodations in one of the city's most sought-after neighborhoods.

Apartments feature modern designs with open-plan living spaces, stylish kitchens outfitted with top-of-the-line appliances, and spacious bedrooms that boast abundant natural light.

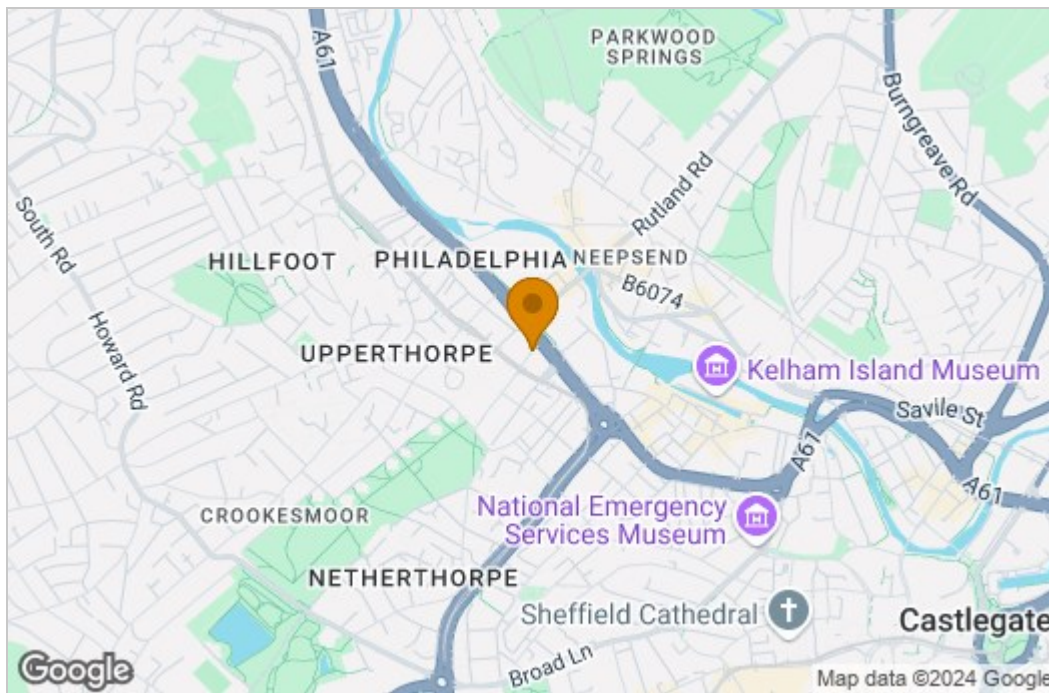
Kelham Island is at the forefront of urban regeneration, with a host of new developments, shops, bars, and eateries enhancing its appeal to young professionals and families alike. Rental demand continues to rise, fueled by the influx of students and employees drawn to nearby universities and corporate hubs. This predictability presents a lucrative opportunity for astute investors.

Please do not hesitate to contact us for more information on this development or other buy-to-let opportunities.



# Floor Plan

# Area Map



# Energy Efficiency Graph

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

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