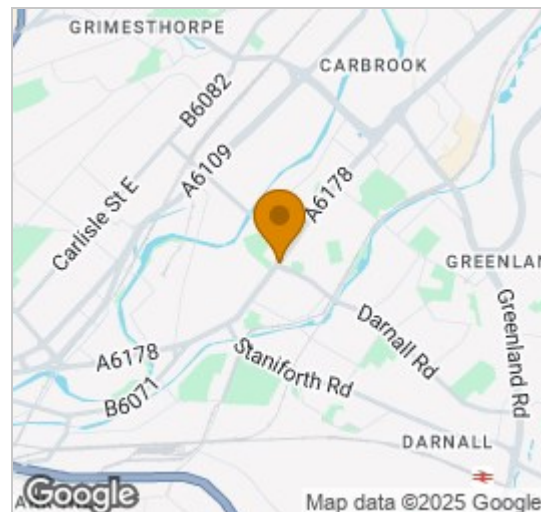


Flat D 778 Attercliffe Road  
, Sheffield, S9 3RS  
£795 Per month

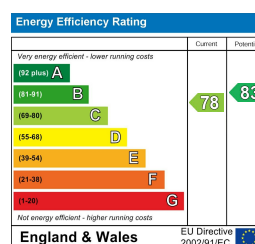
## Floor Plan



## Area Map



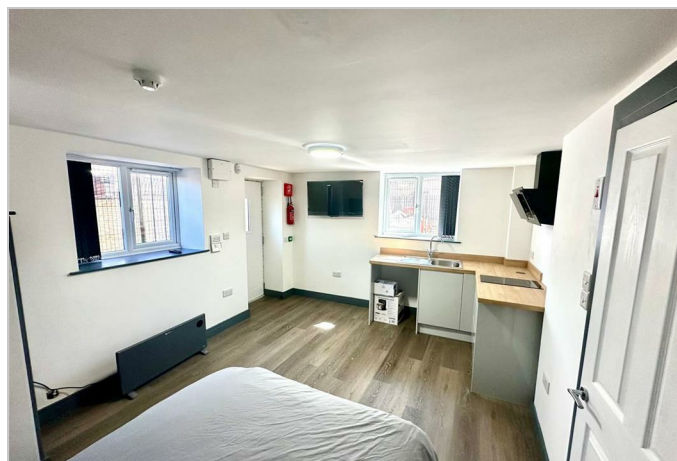
## Energy Efficiency Graph



## Viewing

Please contact our JC Sales and Lettings Office on 0114 4830038 if you wish to arrange a viewing appointment for this property or require further information.

- COUNCIL TAX AND WATER BILLS ■ Available for immediate occupation INCLUDED IN THE RENT
- Can be furnished or unfurnished as per ■ Newly decorated throughout the tenants requirements
- Fitted Wren kitchen with integrated ■ Ideal for a single person or couple appliances
- Highly popular location ■ Studio apartment
- Viewing highly recommended ■ EPC Grade C



**\*\*\*COUNCIL TAX and WATER BILLS INCLUDED IN THE RENT\*\*\* LUXURY studio apartment, which is FURNISHED and is AVAILABLE FOR IMMEDIATE OCCUPATION!** The apartment includes: New luxury Wren kitchen, with cooker, oven, hob and extractor. Intruder alarm system with door contacts. Spot lights throughout. Newly decorated with brand new laminate LVT flooring. Blackout blinds on all windows. Can be furnished or unfurnished to the tenants requirements. An early viewing is highly recommended to avoid disappointment! EPC Grade C.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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