



### Directions

### Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

### EPC Rating

E

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	54	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Flat A, 778 Attercliffe Road, Sheffield, S9 3RS

£795 Per month

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

# Flat A, 778 Attercliffe Road, Sheffield S9 3RS

\*\*\*COUNCIL TAX and WATER BILLS INCLUDED IN THE RENT\*\*\* LUXURY studio apartment, which truly needs to be viewed to be fully appreciated! The apartment includes: New luxury Wren kitchen, with cooker, oven, hob, extractor and dishwasher. 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 E.



Council Tax Band: A