



## Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

## Vendors Comments

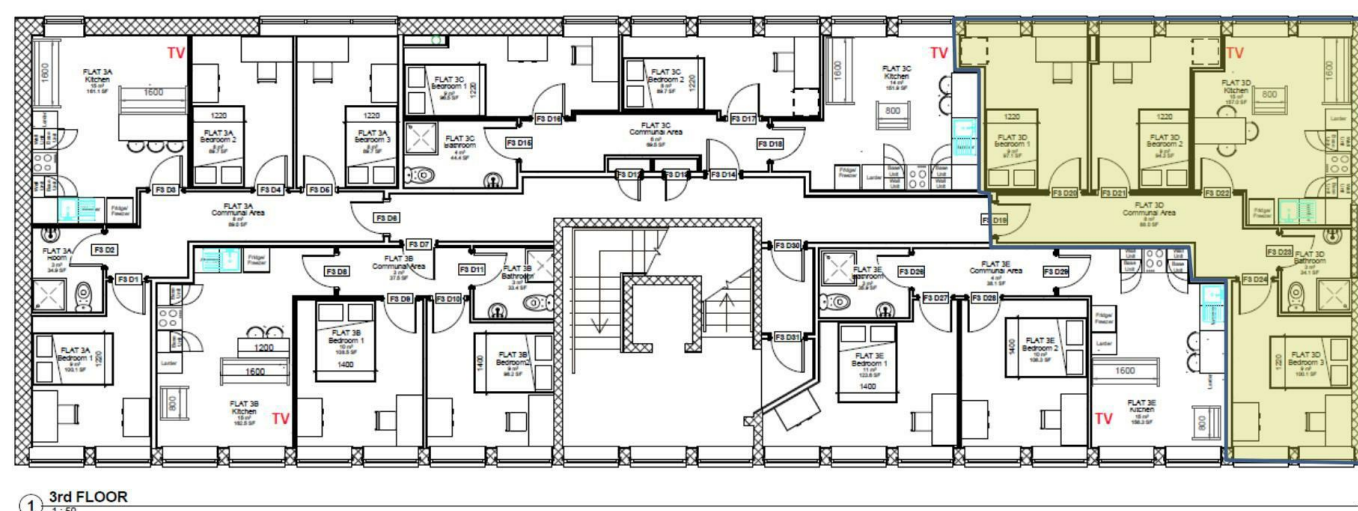
Add text here

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

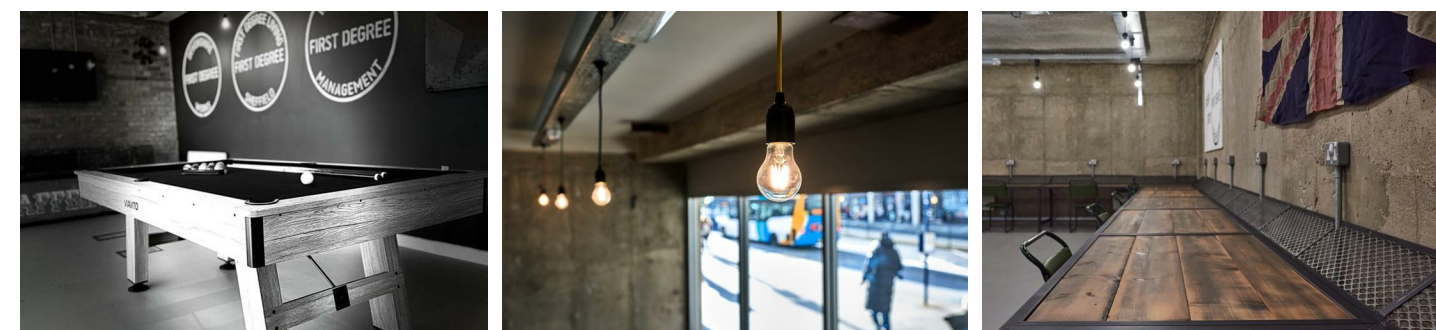
71

80

## Apartment 16, 3<sup>rd</sup> Floor, Forge House, 17 Arundel Gate, Sheffield, S1 2PN



1 3<sup>rd</sup> FLOOR



## Apartment 16, Forge House Arundel Gate, Sheffield, S1 2PN

£70 Per week

- Available for 3 students at £70 per person per week
- Resident only study basement and communal lounge with pool table
- Wi-Fi 1000mbps
- SHU gym 5 minutes' walk away
- Convenience store on-site (Lidl 2 minute walk away)
- Bills included option available at £100 per person per week
- Secure coded entrance system & CCTV
- Washer / dryer in each apartment
- "On-campus" for Sheffield Hallam University
- Early viewing highly recommended



# Apartment 16, Forge House Arundel Gate, Sheffield S1

DDMI

\*\*\* STUDENT SHARERS ONLY \*\*\* £70pppw \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £100pppw (Includes energy, water, internet and TV licence)

CITY CENTRE LOCATION with ON-SITE STUDY BASEMENT, COMMUNAL LOUNGE with POOL TABLE and MOVIE AREA.

\*\*\* AVAILABLE FOR A GROUP OF 3 STUDENT SHARERS \*\*\*

Immaculately presented, high specification apartments situated in a prime "ON CAMPUS" LOCATION.

Benefitting from communal, on-site facilities included in the rent at no extra charge and situated close to an abundance of local amenities.

Only a few apartments remain for the next academic year, so an early viewing is highly recommended to avoid disappointment!  
EPC Grade B



Council Tax Band: A

