

56 St. Francis Close, Sandygate, Sheffield, S10 5SX
£850 Per Month
Council Tax Band: B



A spacious two double bedroom ground floor apartment, located within this popular development in Sandygate! Perfect for professionals, this modern property is situated close to shops and amenities in Crosspool and enjoys easy access to the Universities, Hospitals and the Peak District thanks to regular bus routes nearby. With double glazing and electric heating, the property in brief comprises; Secure communal entrance lobby, entrance hallway with storage cupboard, a good sized lounge with communal garden views, dining kitchen with fitted units, two double bedrooms and a shower room. Outside, the development is surrounded by well manicured communal grounds which include lawned areas and visitor parking bays. The allocated parking bay for this apartment is easily accessed from the communal door. Available Immediately on an Unfurnished basis - contact Archers Estates to book your viewing today! No pets allowed. Holding deposit fee is £196.00. The full deposit due is £980.00. Council tax band B.

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Total area: approx. 54.4 sq. metres (585.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	81
(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	