

Flat 4, 46 Sale Hill, Broomhill, Sheffield, S10 5BX
£900 PCM
Council Tax Band: B



ARCHERS

A tastefully presented 2 bed 1st floor flat set in a small purpose built complex on a quiet street just minutes from the heart of Broomhill where there is an extensive range of shops restaurants and bars. It has a light and airy feel with large picture windows enjoying a fine aspect, gas central heating, UPVC double glazing, stylish modern kitchen and bathroom fittings, modern decorations and communal gardens with resident's parking. Briefly comprises: Hallway, Lounge, Breakfast Kitchen, two spacious Bedrooms and a stylish Bathroom. It is ideally placed for those seeking to be within walking distance of the universities, Hospitals and city centre. FURNISHED - AVAILABLE JULY. Restrictive covenants may apply, contact Archers Estates for more details and to view the property! Holding fee £207.69. Full deposit £1038.46. Council tax band B



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Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 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.

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

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