

Flat 3, 253 Cemetery Road, Sharrow, Sheffield, S11 8FS  
£895 PCM  
Council Tax Band: A

 ARCHERS  
ESTATES



This stunning, recently converted 1 bedroom 2nd floor flat is situated in this most convenient location within easy walking distance of the city centre and the full range of facilities on Ecclesall Road. Finished to a high standard with UPVC double glazing, stylish kitchen and bathroom fittings, tasteful decor and efficient electric heating it briefly comprises: Communal Hallway with stairs to 2nd floor, Landing Area, Living Room with feature high ceilings, Well Equipped Kitchen off with oven, hob and fridge, Double Bedroom, Stylish Modern Shower Room. GREAT LOCATION, EXCELLENT FINISH - NOT TO BE MISSED. WATER BILLS INCLUDED. UNFURNISHED, AVAILABLE MID AUGUST. Council tax band A. Holding fee is £206.00, the full deposit due is £1032.00

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Total area: approx. 38.2 sq. metres (411.6 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.

**Flat 3, 253 Cemetery Road, SHEFFIELD**

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>		46	
(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	