

Apartment 25 West Point, 58 West Street, Sheffield, S1 4EZ  
£950 Per Month  
Council Tax Band: C



A modern and spacious two double bedroom, two bathroom third floor apartment which is located in the heart of the city centre. Perfect for professionals, the property is handily located close to a wealth of shops, restaurants and nightlife, is within close proximity to the Universities and Hospitals and benefits from regular transport links including the Supertram network. Enjoying spacious rooms throughout including a Juliet balcony with far reaching views towards northern Sheffield, the property has upvc double glazing and electric heating. In brief, the property comprises; Secure communal entrance lobby with lift and staircase access to the upper floors, an entrance hallway with storage, good sized lounge with juliet balcony, kitchen with white goods, two double bedrooms, the master with en-suite shower room, and a bathroom. A viewing is highly recommended to appreciate the accommodation on offer. AVAILABLE IMMEDIATELY ON A FURNISHED BASIS - Holding fee is £219.20, the full deposit due is £1096.00. Council tax band C. Contact Archers to book your viewing today!

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**Floor Plan**  
 Approx. 61.1 sq. metres (657.5 sq. feet)



Total area: approx. 61.1 sq. metres (657.5 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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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	