

Cotton Street, S3



PROPERTY ADDRESS
7 Cotton Street
Kelham Island
Sheffield
S3 8FP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(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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- Available now
- Brand new townhouse
- Furnished or unfurnished
- Roof terrace
- Communal green spaces

We're pleased to offer the first chance to rent at this fantastic new build house in Citu's Kelham Central development.

The townhouse is set over three floors plus it boasts an impressive roof terrace. It has a welcoming and spacious open-plan kitchen, dining, and living area on the ground floor with patio doors to the front of the property. There is also a patio area opposite the front of the house.

There are four double bedrooms and two stylish bathrooms. The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space (with opportunity for an office or walk in wardrobe).

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. The house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The brand new property is offered unfurnished, or furnished for an extra cost.

It's in a central location within the thriving Kelham Island with its excellent range of independent cafes, restaurants, bars and pubs. The property is well placed to easily access Sheffield city centre, the hospitals and universities by foot, bike or tram.

Residents have access to attractive public landscaped green space with a variety of trees, flowers, shrubs and a raised decked area.

Available immediately subject to acceptable referencing.

Parking space included.

First month's rent half price.

Unfurnished:
Rent: £2,200 per calendar month
Holding deposit: £507.69
Deposit: £2,538.46



Your Text Here



Furnished:
Rent: £2,300 per calendar month
Holding deposit: £530.76
Deposit: £2,653.84

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

The photos are representative of this type of property.