

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Pauls Parade

Sheffield, S1 2JL

£895 Per Month



\* Ideal for Professionals/mature students \* City Centre Living \* Modern Duplex Apartment \* Large self-contained shared town garden \* Highly desirable location. \* Available Now!

Rare to the market, a beautifully presented large 2 -bedroom duplex City Centre apartment overlooking the Peace Gardens in the very heart of the City of Sheffield. The apartment walks out onto a beautifully designed town garden terrace which is private to residents. The location is a few minutes' wander to all the shops, amenities and entertainment located in the City Centre.

The apartment is ready to move into and features fresh natural decor with wood floors and carpet throughout. It briefly comprises:

Downstairs: Open welcoming hallway leading into a spacious living space with a vista overlooking the City Centre and includes a contemporary open planned kitchen with white goods and separate storage space.

Upstairs: Two double bedrooms (one en suite), a modern spacious bath/shower room, fitted blinds, closet/storage space.

Externally: Large beautifully arranged garden patio area only available to residents. Only 12 luxury apartments in the development.



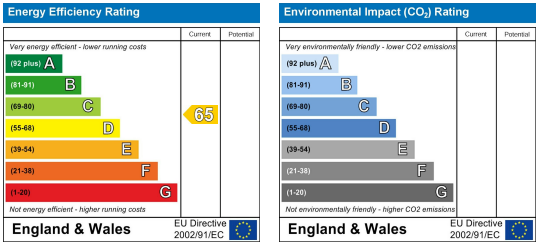
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Tel: Email: