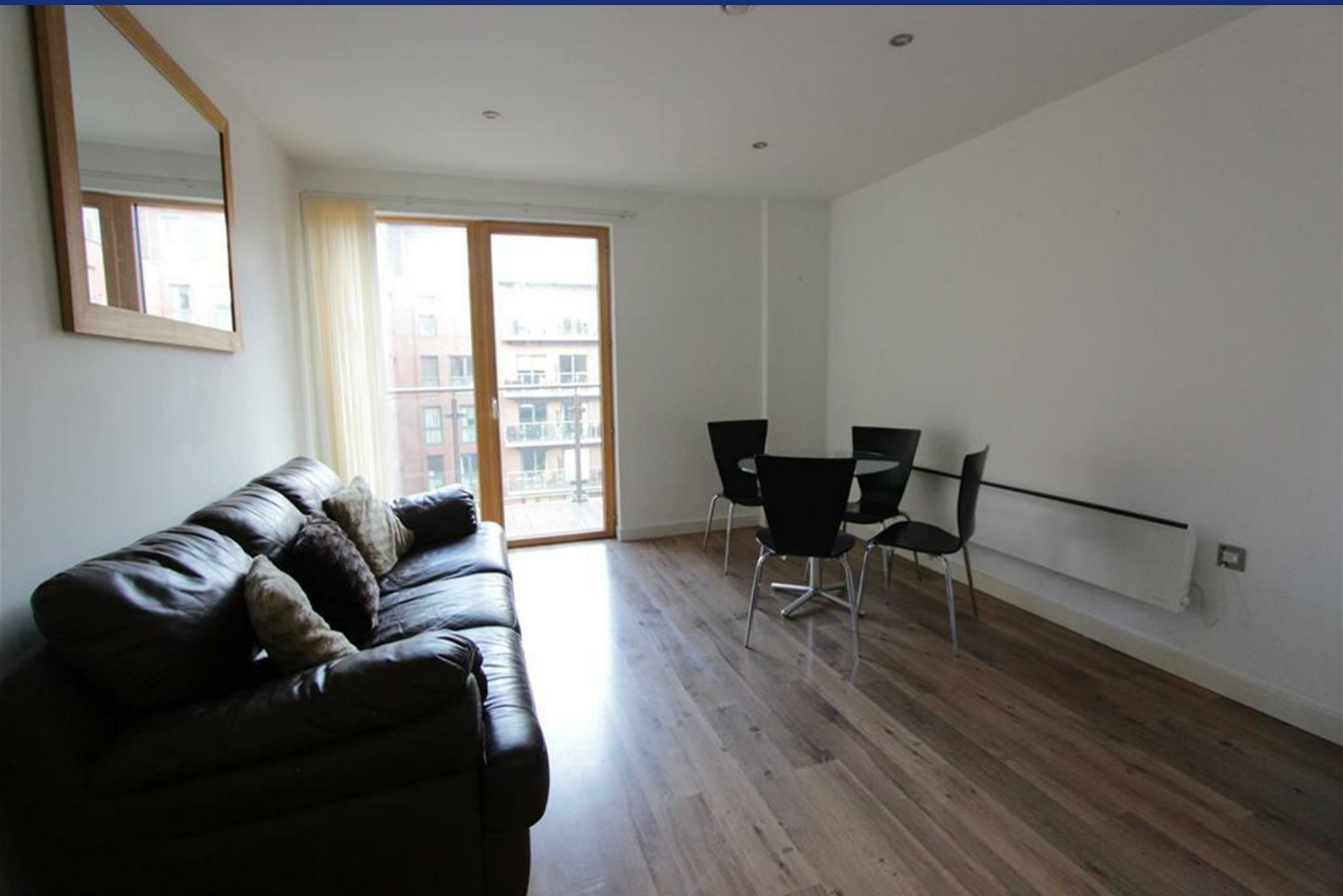


HUNTERS[®]

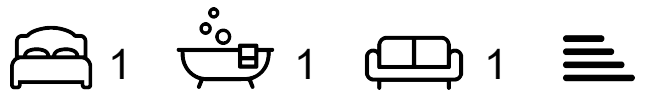
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£775 Per Calendar Month



AVAILABLE NOW! 1 BEDROOM APARTMENT WITH BALCONY, WARDS BREWERY.

Located in the prestigious Wards Brewery development, this apartment is perfectly situated between the City Centre and Ecclesall Road, taking advantage abundant local amenities, bars, restaurants and shops as well as excellent public transport links in and out of the City.

This apartment is offered on a fully-furnished basis and briefly comprises; entrance hallway with intercom system, open-plan living room with sofa and dining table with a door opening onto the balcony overlooking the internal courtyard, kitchen with integrated double fridge-freezer, washing machine, electric hob and oven, double bedroom with bed, chest of drawers and integrated storage and a modern tiled bathroom with shower over bath.

Available for an initial 6 month tenancy



GROUND FLOOR
412 sq.ft. (38.5 sq.m.) approx.

HUNTERS'

TOTAL FLOOR AREA: 412 sq.ft. (38.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of plans, variations may arise due to the nature of the construction and the impossibility of obtaining the exact measurements of the construction. The owner, architect and contractor shall be responsible for the final dimensions of the construction. The floorplan is for information only and should not be used for any other purpose.

Scale: 1:100

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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