



**Viewings**

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

**Vendors Comments**

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(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	



**Flat 19, City Wharf, 1 Nursery Street, Sheffield, S3 8GF**

**£775 Per month**

- Newly refurbished
- Available for immediate occupation
- Close to an abundance of local amenities
- White goods included in the rent
- An early viewing is highly recommended to avoid disappointment
- Immaculately presented throughout
- Excellent, highly sought after location
- Furnished
- Ideal for a single occupant or professional couple
- EPC Grade B

## City Wharf, 1 Nursery Street, Sheffield S3 8GF

NEWLY REFURBISHED and IMMACULATEDLY PRESENTED, one DOUBLE bedroom apartment located in this HIGHLY SOUGHT AFTER development.

AVAILABLE FOR IMMEDIATE OCCUPATION and conveniently located for an abundance of local amenities, public transport links and access to Sheffield City Centre.

Ideal for a single occupant or professional couple.

In brief the accommodation comprises: entrance hall, open plan living room & modern kitchen, large double bedroom, bathroom/WC and a utility cupboard. An early viewing is highly recommended to avoid disappointment! EPC Grade B.



Council Tax Band: A

