

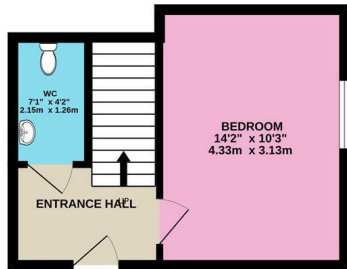


## Apartment 5, 1 Cutlers Gardens, Sheffield, S3 8FU

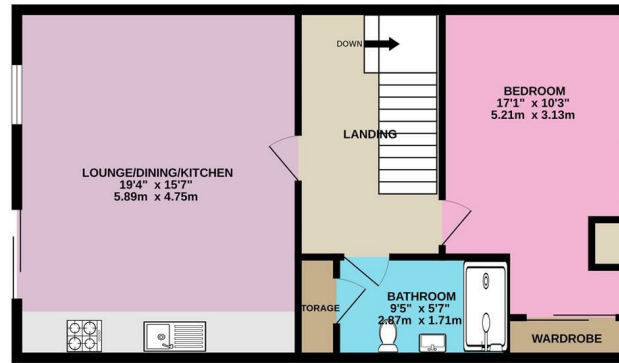
Offers Over £260,000

- No onward chain
- Two double bedrooms
- Brilliant bars, cafes, restaurants and pubs nearby
- Long leasehold
- Spacious duplex apartment
- Large main bedroom with built-in wardrobes
- Walking distance to the city centre
- Modern open plan kitchen/dining/living room
- Fantastic location in the heart of Kelham Island
- Supertram links to the train station, city centre and Meadowhall

GROUND FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

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