



Flat (EPC Rating: )

# APARTMENT 210, PEARL WORKS 2 HOWARD LANE, SHEFFIELD, S1 2FT

Per month

## £695 Per

### FEATURES

- Modern Open-Plan Studio Layout
- Fully Fitted Kitchen with Appliances
- Contemporary Shower Room
- Bills Included
- City Centre Location
- Great Transport Links



**Omnia**  
Property Group

# 0 Bedroom Flat located in Sheffield

Call us on

**0114 279 2600**


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This well-presented studio apartment offers stylish and convenient living right in the heart of Sheffield City Centre. The property features a bright open-plan living and sleeping area, a modern fitted kitchen with appliances, and a contemporary shower room. **BILLS INCLUDED.**

Situated within walking distance of both Sheffield and Hallam Universities, as well as shops, bars, restaurants, and excellent transport links, this apartment is ideal for students or professionals seeking a modern home in a vibrant central location.

The building offers secure entry and lift access also.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.