



### 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>                            |  |                         |           |
| (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 |  |                         |           |
|   |  | 72                      | 80        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



## Telegraph House, Apartment 7 High Street, Sheffield, S1 2GA

£800 Per month

- Available for immediate occupation
- One double bedroom
- City Centre location
- Lift access
- An early viewing is highly recommended to avoid disappointment
- Modern apartment
- Open plan living
- Fourth floor apartment
- Close to shops, bars and restaurants
- EPC Grade C

## Apartment 7 High Street, Sheffield S1 2GA

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

Situated on the HIGH STREET in SHEFFIELD CITY CENTRE is this ONE DOUBLE BEDROOM, fourth floor apartment. Located in a PRIME LOCATION and convenient situated for a host of LOCAL AMENITIES and PUBLIC TRANSPORT LINKS. Having lift access for convenience, this apartment is perfect for a professional couple or single occupant. In brief the accommodation comprises: entrance hall, kitchen/living room, double bedroom and bathroom / WC. An early viewing is highly recommended to avoid disappointment.  
EPC Grade C



Council Tax Band: B

