



## Flat 3, 721 Ecclesall Road, Sheffield, S11 8TG

£1,270 Per Calendar Month

- FIRST FLOOR APARTMENT IN PRIME LOCATION
- OPEN PLAN LIVING AREA
- FULLY RENOVATED THROUGHOUT
- GREAT TRANSPORT LINKS
- BOND - £1465
- MODERN KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- RENT - £1270
- ALL BILLS INCLUDED (Except Broadband)

# Flat 3, 721 Ecclesall Road, Sheffield S11 8TG

**\*\*BILLS INCLUDED\*\*** This ideally situated two bedroom first floor apartment is located in the sought after location of Ecclesall road. Providing shops, restaurants, bars and Endcliffe park and Botanical gardens all just a short walk away. Having excellent transports links to and from Sheffield city centre, universities and schools. This spacious flat was fully renovated in 2022 and briefly comprises of; Communal entrance, Hallway; Open plan large lounge with bay window and designer kitchen, Two double bedrooms and Bathroom. The property benefits from off road parking to the rear and all bills are included in the rent (council tax, electricity, gas and water) (Except broadband)



Council Tax Band: Exempt



## **COMMUNAL ENTRANCE**

Entered via; Steps leading to the front door; Communal hall and stair case to the first floor flat; Having; Carpet flooring; Painted walls; Painted wooden handrail; Velux window; Solid doors to all apartments;

## **ENTRANCE HALL**

Apartment entrance comprises of; Vinyl wood effect flooring; Ceiling light point; Painted walls; Solid doors to all rooms;

## **OPEN PLAN LIVING AREA**

A sociable space; Having; Natural light from front facing windows; Wood effect vinyl flooring and ceiling spot lights which flow throughout; With space for dining table and chairs;

## **LOUNGE**

Spacious lounge; With; Large front facing uPVC double glazed bay window; Painted walls; Wood effect vinyl flooring; Central heating radiator; Spot lights; Flowing into the kitchen area;

## **KITCHEN/ DINER**

Sleek and modern kitchen benefiting from; Base, wall and drawer units; Including breakfast bar; Integrated electric oven with four ring induction hob; Extractor fan; White marble effect worktop; Integrated stainless steel sink with drainer and mixer tap; Integrated fridge and freezer; Painted walls; Vinyl wood effect flooring; Ceiling light point; Spot lights; Front facing uPVC double glazed window; Free standing washing machine;

## **BEDROOM ONE**

Double bedroom; Having; Small step down from hallway; Two double glazed uPVC windows to side elevation; Painted walls; Wood effect vinyl flooring; Central heating radiator; Spot lights;

## **BEDROOM TWO**

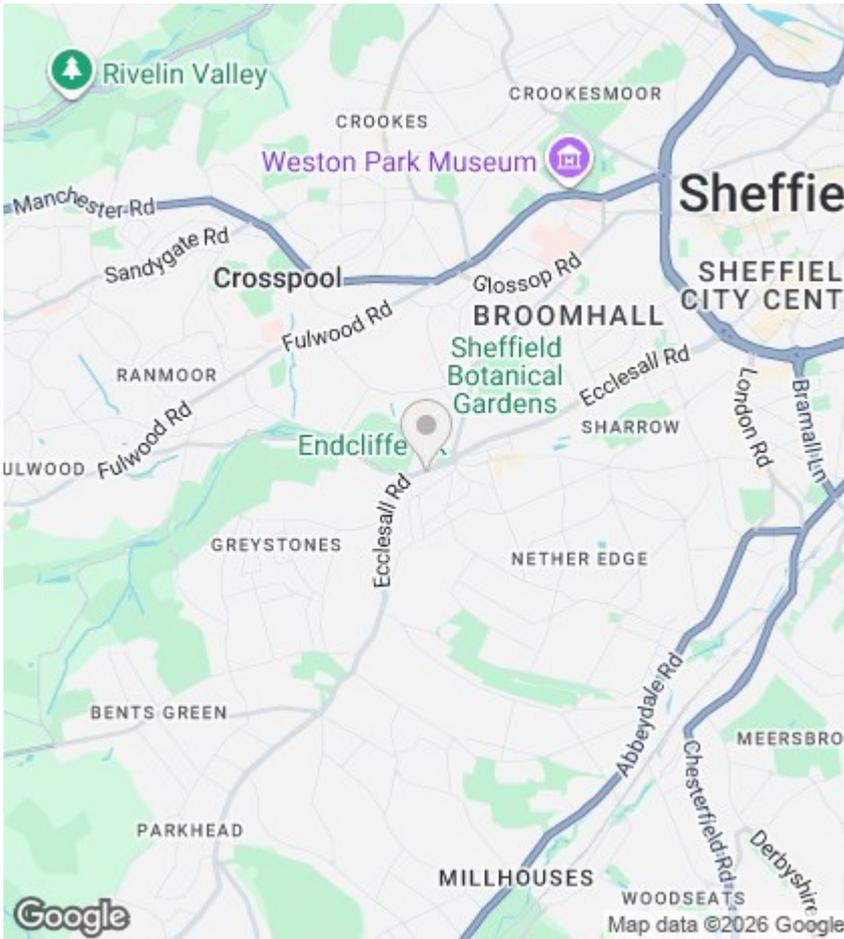
Double bedroom; With; Double glazed uPVC window to side elevation; Painted walls; Wood effect vinyl flooring; Central heating radiator; Spot lights;

## **BATHROOM**

Three piece bathroom suite; Comprising of; Corner unit panelled bath with handheld shower attachment; Pedestal sink and WC; Dry wall panelling; Obscure double glazed uPVC window to side elevation; Painted walls; Wood effect vinyl flooring; Central heating radiator; Spot lights;

## **OUTSIDE**

Benefiting from off road communal parking to the rear.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	