



Cotton Mill Walk Little Kelham

, Sheffield, S3 8DH

£1,200 PCM

A modern duplex apartment with patio and two double bedrooms. Great location with easy access to surrounding areas. **FURNISHED OPTIONAL* AND AVAILABLE STRAIGHT AWAY**

- Two double bedroom duplex apartment
- Open plan kitchen, diner and living room with access to the patio
- Master bedroom to the first floor
- Second double on the ground floor
- Shower room with WC and basin + ground floor WC
- Patio (decking) to the front of the property
- COUNCIL TAX BAND: C
- EPC RATING: B
- AVAILABLE STRAIGHT AWAY
- FURNISHED OPTIONAL*

Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	87
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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