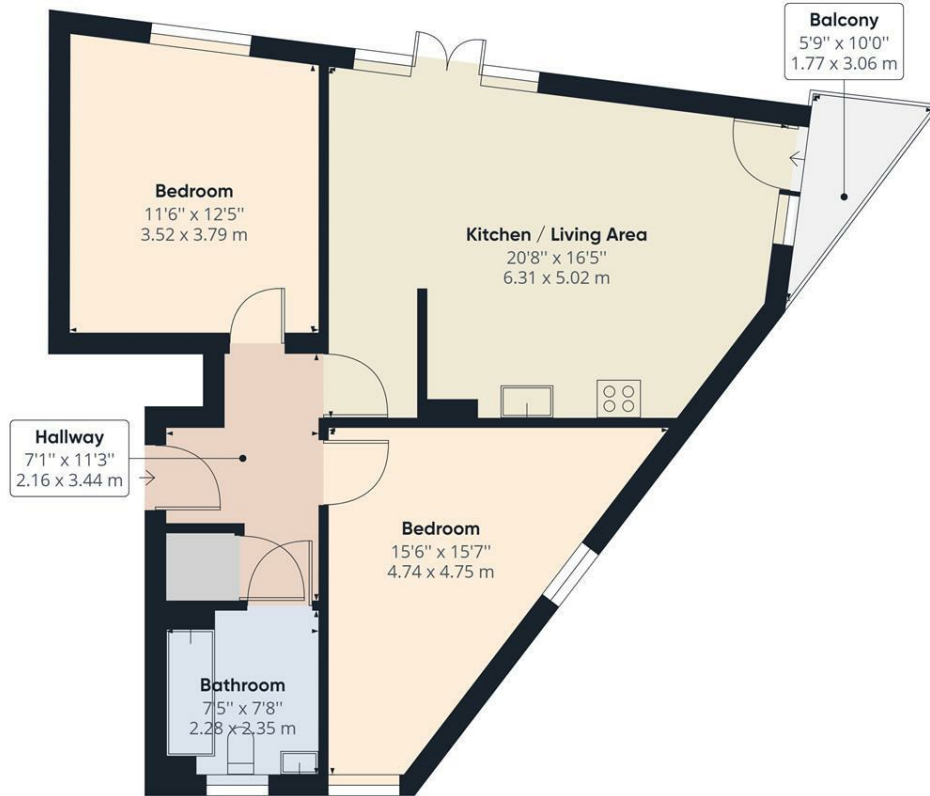




### **Flat 1 Merment House Block D, Sheffield S3 8BR** **£900 Per Calendar Month**

An excellent opportunity to rent this excellent two double bedroom ground floor flat with superb garden area, which forms part of this highly desirable small development within easy reach of a host of local amenities along with ease of access to the city centre, central hospitals, university and ring road. The property was recently been painted and benefitted from new carpets throughout. The accommodation offers electric panel radiators, double glazing and comprises of: hallway, living room which opens through to well equipped dining kitchen, master bedroom benefitting, a further double bedroom and family bathroom. FURNISHED. 6 MONTH TENANCY INITIALLY. Outside: The apartment benefits from an allocated parking space. Restrictions: No smokers, no pets. Energy Efficiency Rating C. Council Tax Band B

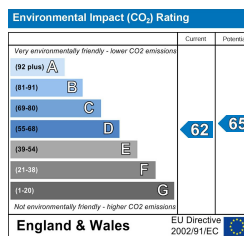
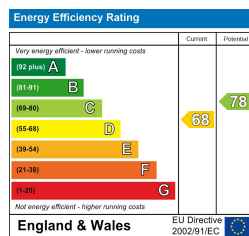


Approximate total area<sup>(1)</sup>  
735.71 ft<sup>2</sup>  
68.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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