

Flat 5 Ewden House, 12 Holyrood Avenue, Lodge Moor, Sheffield, S10 4NW  
£1,200 PCM  
Council Tax Band: D



A stunning two double bedroom, two bathroom penthouse apartment which is located on this ever popular estate next to open countryside. Perfect for professional couples or families, the property is modern and tasteful throughout and includes an allocated parking space, high ceilings, modern Kitchen and Bathrooms and stunning far reaching views over the Peak District. Located close to Redmires Road with its regular bus routes giving easy access to the Universities and Hospitals, the property is also close to amenities and shops and is within the catchment area for popular local schools. In brief, the property comprises; Secure communal entrance lobby with staircase to the top floor, Spacious and Inviting Entrance Hallway, Lounge, Dining Room, Kitchen with white goods, two spacious Bedrooms (the master with en-suite Shower room) and a family Bathroom. Outside, there is communal grounds and an allocated parking space with visitor bays. AVAILABLE LATE AUGUST ON A FURNISHED BASIS. Council Tax Band D, Holding Fee is £276.00, Full deposit due is £1384.00. Covenants may apply. Please ask for further details.



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Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



5 Ewden House, Holyrood Avenue, Sheffield

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      | 64                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |