



### Viewings

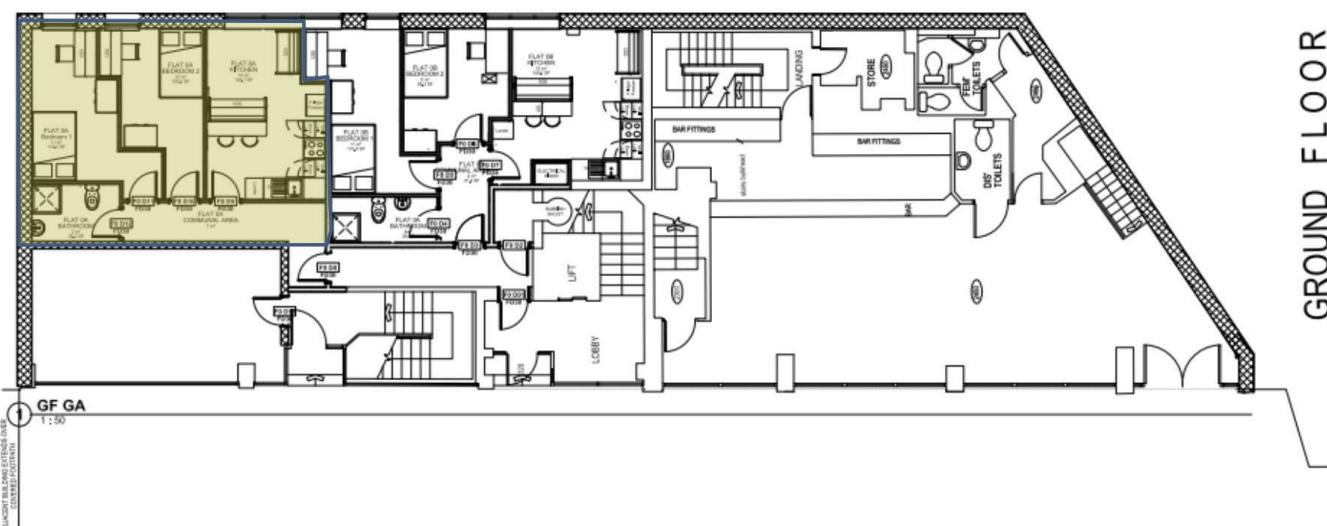
Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

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

Apartment 1, Ground Floor, Forge House, 17 Arundel Gate, Sheffield, S1 2PN



GROUND FLOOR



Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com

Website: www.jc-salesandlettings.com



Apartment 6, 17, Forge House Arundel Gate, Sheffield, S1 2PN

£92 Per week

- Available for 2 students at £92 per person per week
- Resident only study basement and communal lounge with pool table
- Wi-Fi 1000mbps
- SHU gym 5 minutes' walk away
- Convenience store on-site (Lidl 2 minute walk away)
- Bills included option available at £130 per person per week
- Secure coded entrance system & CCTV
- Washer / dryer in each apartment
- "On-campus" for Sheffield Hallam University
- Early viewing highly recommended

# Apartment 6, 17, Forge House Arundel Gate, Sheffield

**C1 2DN**

\*\*\* STUDENT SHARERS ONLY \*\*\* £92 per person per week \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £130 per person per week  
(Includes energy, water, internet and TV licence)

CITY CENTRE LOCATION with ON-SITE STUDY BASEMENT, COMMUNAL LOUNGE with POOL TABLE and MOVIE AREA.

\*\*\* AVAILABLE FOR A GROUP OF 2 STUDENT SHARERS \*\*\*

Immaculately presented, high specification apartments situated in a prime "ON CAMPUS" LOCATION.

Benefitting from communal, on-site facilities included in the rent at no extra charge and situated close to an abundance of local amenities.

Only a few apartments remain for the next academic year, so an early viewing is highly recommended to avoid disappointment!

EPC Grade B



Council Tax Band: A

