



## 9 Avenue Court Graham Road, Sheffield S10 3DR £850 Per Calendar Month

An exceptional one bedroom first floor apartment, beautifully and thoughtfully upgraded, set within this sought after development and boasting two private balconies.

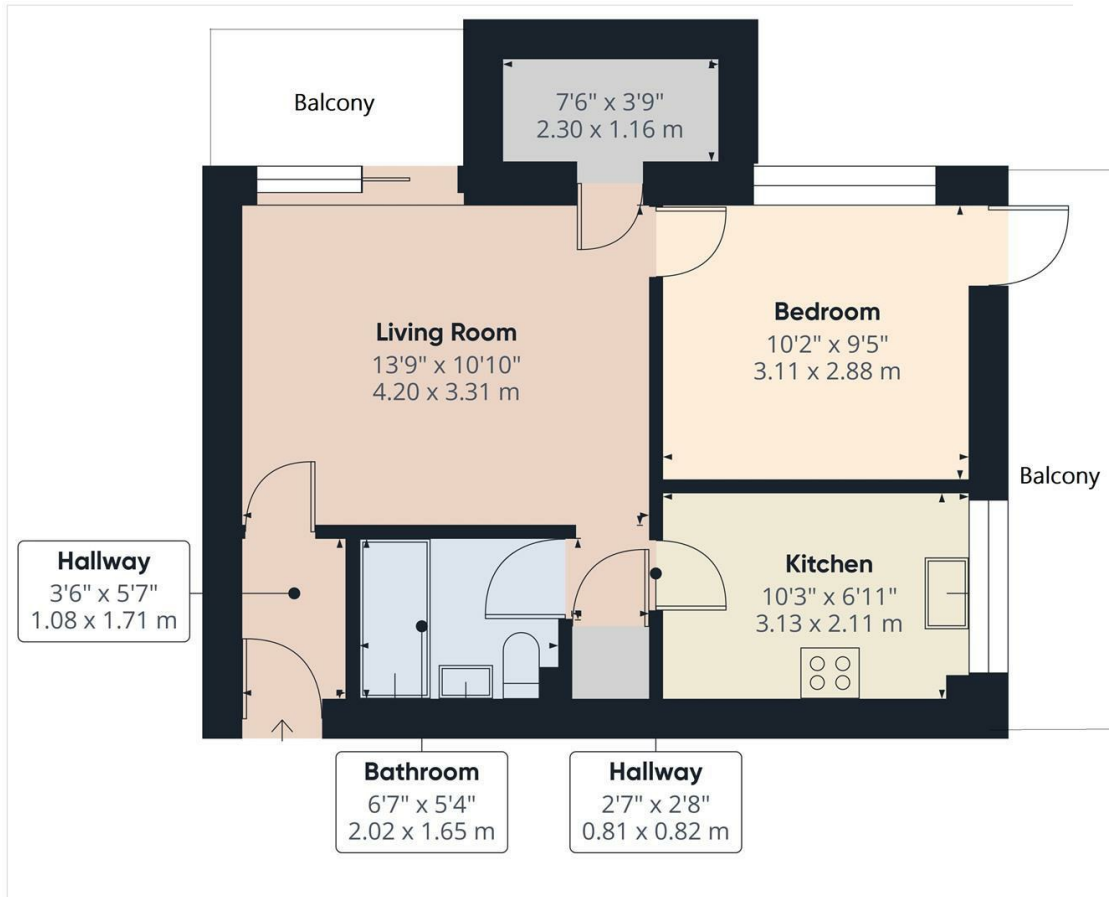
Ideally located for access to nearby parks, universities, hospitals, and a wide range of local amenities.

The accommodation includes: staircase to the first floor, entrance hall, spacious open plan living area with patio doors opening onto a private balcony, and a stylish modern kitchen featuring a comprehensive range of units and appliances.

Generous double bedroom with direct access to a large private terrace. Contemporary bathroom fitted with a white three piece suite and shower over the bath.

Externally, the property enjoys two private balconies perfect for outdoor relaxation, communal parking, and well maintained shared gardens.

FURNISHING NEGOTIABLE 6 or 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating D. Council Tax Band A

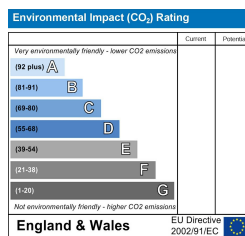
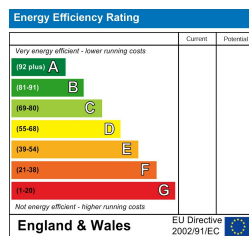


**Approximate total area<sup>(1)</sup>**  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

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