

**Viewings**  
 Viewings by arrangement only.  
 Call 0114 483 0038 to make an appointment.

**Vendors Comments**  
 Add text here

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



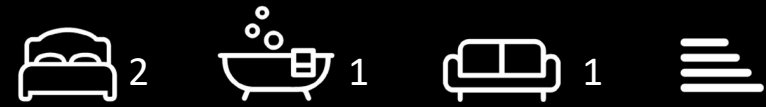
## Apartment 2, 86 Lavender Way, Sheffield, S5 6DH

£875 Per month

- Available for immediate occupation
- First floor apartment
- One allocated car parking space
- Balcony
- Situated close to The Northern General Hospital
- Immaculately presented throughout
- Very modern bathroom and kitchen with integrated appliances
- Plenty of unallocated additional parking available
- Very convenient for Meadowhall Shopping Centre
- An early viewing is highly recommended to avoid disappointment

# 86 Lavender Way, Sheffield S5 6DH

AVAILABLE FOR IMMEDIATE OCCUPATION is this IMMACULATELY PRESENTED and WELL PROPORTIONED, two bedroom FIRST FLOOR apartment with ALLOCATED PARKING, an ABUNDANCE OF STORAGE space and a BALCONY. Occupying an enviable position on this highly sought after development and ideal for a single occupant or professional couple. Located conveniently for a host of local amenities, Meadowhall Shopping Centre and The Northern General Hospital. In brief the accommodation comprises: entrance hall, open plan living room / kitchen, two bedrooms and a bathroom/WC. One allocated parking space to the rear. An early viewing is highly recommended to avoid disappointment! Awaiting EPC.



Council Tax Band: A

