



### 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		56	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



Flat 5, 72 Clarke Grove Road, Sheffield, S10 2NJ

£650 Per month

- Gas bill included in the rent
- Immaculately presented studio apartment
- Very close to The Botanical Gardens
- Ideal for a single occupant or couple
- EPC Grade D
- One unallocated car parking space to the rear
- Excellent location, just off Ecclesall Road
- Close to an abundance of local amenities
- Early viewing highly recommended to avoid disappointment

## Flat 5, 72 Clarkegrove Road, Sheffield S10 2NJ

GAS BILL INCLUDED IN THE RENT and ONE CAR PARKING SPACE, which is unallocated and to the rear of the building. This IMMACULATELY PRESENTED studio apartment truly needs to be viewed to be fully appreciated. Occupying an ENVIABLE POSITION on this HIGHLY SOUGHT AFTER road close to an abundance of local amenities and public transport links.

Ideal for a single occupant or couple.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

