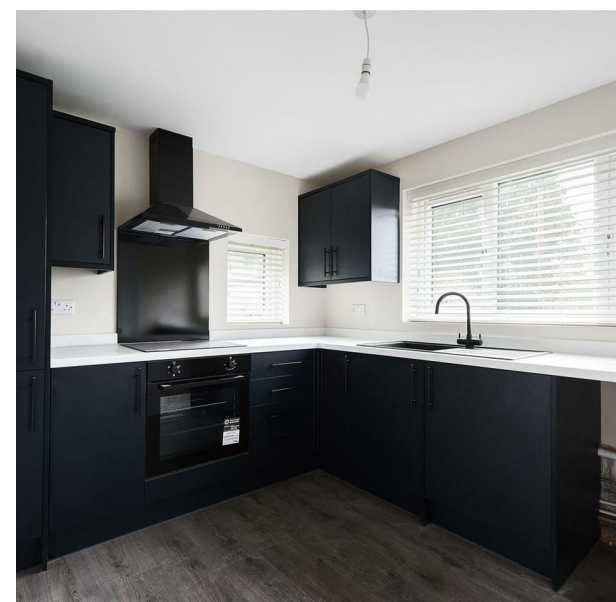


1 Myers Avenue, Oughtibridge, Sheffield, S35 0JF
£895 Per Month
Council Tax Band:

 **ARCHERS**
ESTATES



A bright and spacious two bedroom ground floor apartment which is located on a quiet cul-de-sac in the charming village of Oughtibridge. Perfect for professionals, the property has recently undergone a scheme of modernisation throughout including a new heating system, rewire, windows and doors, new kitchen fittings and decor including flooring. Practically a new home, the property offers communal parking and has lovely views of the surrounding wooded hillsides. Situated within close proximity to a wealth of shops, restaurants (including JORO) and amenities, there is also a host of countryside walks and a park nearby too. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, spacious lounge, kitchen, two spacious bedrooms, a shower room and utility room with a door leading to the outside. Outside, there are communal gardens and parking areas. Available immediately on an unfurnished basis. Council tax band A. Holding fee is £206.00, the full deposit due is £1032.00



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
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info@archersestates.co.uk
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Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 58.9 sq. metres (633.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		