



**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) A			
(81-91) B			
(69-80) C		79	82
(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	



**Flat 44, City Wharf, 1 Nursery Street, Sheffield, S3 8GF**

**£1,000 Per month**

- Energy bills included in the rent
- Immaculately presented throughout
- Large open plan living space
- Separate utility cupboard
- Close to amenities and transport links
- Newly refurbished top floor apartment
- One spacious double bedroom
- Modern bathroom with WC
- Immediate occupation available
- EPC Grade C

## Flat 44, City Wharf, 1 Nursery Street, Sheffield S3 8GF

\*\*\* ENERGY BILLS INCLUDED IN THE RENT \*\*\*

NEWLY REFURBISHED and IMMACULATELY PRESENTED, this TOP FLOOR one DOUBLE bedroom apartment is situated within a HIGHLY SOUGHT AFTER development.

AVAILABLE FOR IMMEDIATE OCCUPATION and ideally positioned for an abundance of local amenities, excellent public transport links, and easy access to Sheffield City Centre.

Perfect for a single occupant or professional couple.

In brief, the accommodation comprises: entrance hall, open plan living room and modern kitchen, spacious double bedroom, bathroom/WC, and a useful utility cupboard.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

