



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

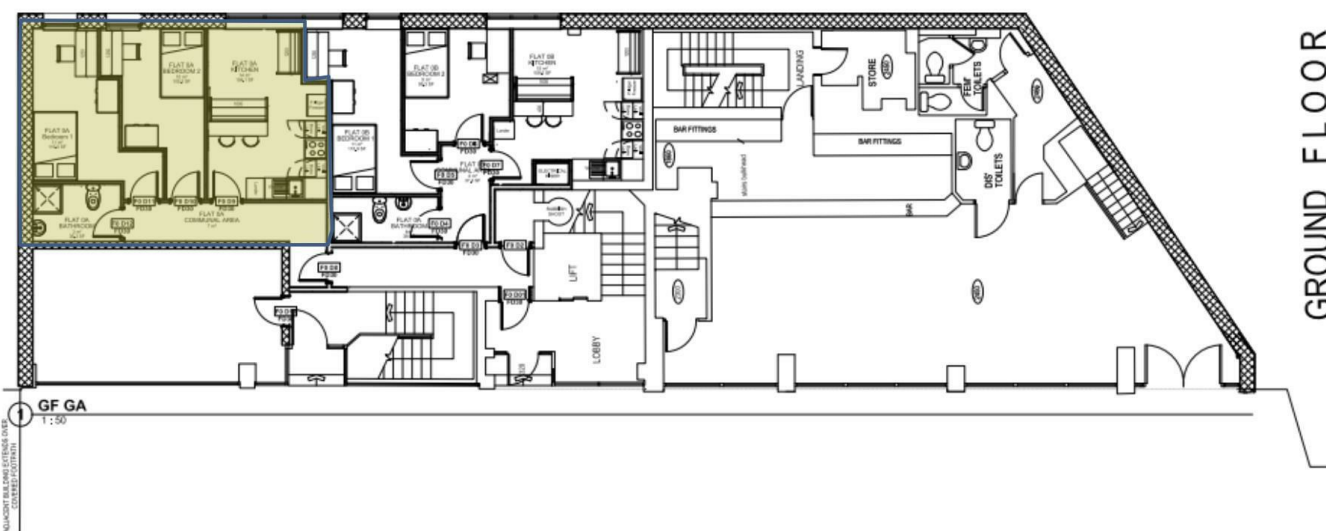
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Tel: 0114 483 0038  
E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)  
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



Apartment 1, Ground Floor, Forge House, 17 Arundel Gate, Sheffield, S1 2PN



Apartment 6, 17, Forge House Arundel Gate, Sheffield, S1 2PN

£112 Per week

- Available for 2 students at £112 per person per week
- Resident only study basement and communal lounge with pool table
- Wi-Fi 1000mbps
- SHU gym 5 minutes' walk away
- Convenience store on-site (Lidl 2 minute walk away)
- Bills included option available at £150 per person per week
- Secure coded entrance system & CCTV
- Washer / dryer in each apartment
- "On-campus" for Sheffield Hallam University
- Early viewing highly recommended

# Apartment 6, 17, Forge House Arundel Gate, Sheffield

C1 3DM1

\*\*\* STUDENT SHARERS ONLY \*\*\* £112 per person per week \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £150 per person per week (Includes energy, water, internet and TV licence)

CITY CENTRE LOCATION with ON-SITE STUDY BASEMENT, COMMUNAL LOUNGE with POOL TABLE and MOVIE AREA.

\*\*\* AVAILABLE FOR A GROUP OF 2 STUDENT SHARERS \*\*\*

Immaculately presented, high specification apartments situated in a prime "ON CAMPUS" LOCATION.

Benefitting from communal, on-site facilities included in the rent at no extra charge and situated close to an abundance of local amenities.

Only a few apartments remain for the next academic year, so an early viewing is highly recommended to avoid disappointment!

EPC Grade B



Council Tax Band: A

