

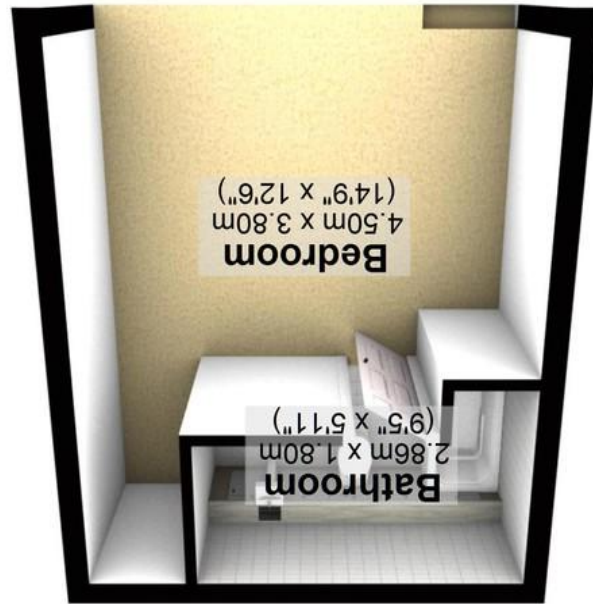
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
90	74

England & Wales	
EU Directive 2002/91/EC	www.epc4u.com
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	

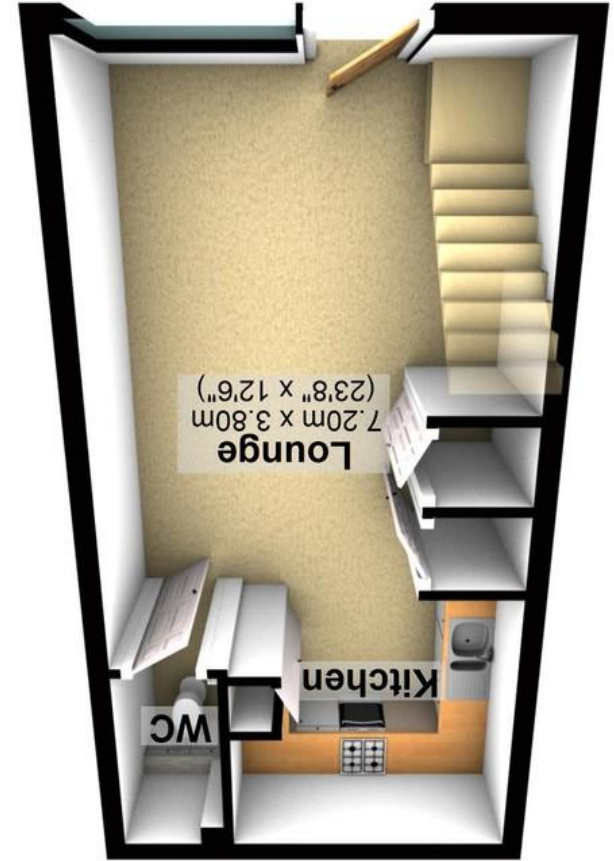
All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 44.5 sq. metres (479.2 sq. feet)



Approx. 17.1 sq. metres (184.2 sq. feet)

First Floor



Approx. 27.4 sq. metres (295.0 sq. feet)

Ground Floor





Albert Road | Meersbrook | Sheffield | S8 9AD

Property Tenure: Leasehold

Only upon a detailed internal inspection will the true beauty of this stunning, converted split level apartment be fully revealed. Tucked away on this quiet courtyard development that enjoys a real community feel this fabulous and quirky apartment will be super popular with the professional couple, first time buyer and those looking to downsize in equal measures. With an incredibly light feel and finished to a really high standard by the current vendor that apartment forms part of this unique development and is located in the very heart of fashionable Meersbrook within walking distance of central Sheffield, parks, urban green spaces, transport links and of course The Peak District is right next door. In brief the property comprises sitting room, running to the fitted rear kitchen, WC, double height vaulted ceiling bedroom with bathroom are to the mezzanine first floor whilst a delightful courtyard sitting is to the front and allocated off road parking is also available.



PROPERTY FEATURES

- STUNNING MEZZANINE APARTMENT
- BEAUTIFUL CONVERTED DEVELOPMENT
- HEART OF ULTRA FASHION ALE MEERSBROOK
- CONTEMPORARY FINISH AND ORIGINAL FEATURES
- OFF ROAD PARKING AND COURTYARD COMMUNAL GARDEN
- WALKING DISTANCE TO CENTRAL SHEFFIELD
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD
- URBAN GREEN SPACES AND PARKS CLOSE BY
- PERFECT FOR THE PROFESSIONAL COUPLE OR THOSE LOOKING TO DOWN SIZE

