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**47 Kelham Gate 316 Shalesmoor, Sheffield, S3 8FJ**  
**£695 PCM**

Available immediately is this beautifully presented contemporary one bedroomed apartment situated in the fashionable and popular area of Kelham Island.  
Provided as fully furnished. Viewing highly recommended.



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## Directions



**Property Misdescriptions Act**  
This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Least energy efficient - higher running costs		
A		
B		
C		
D		
E		
F		
G		
Most energy efficient - lower running costs		
7878		
England & Wales		

Sales & Lettings

