









A beautifully presented one bedroom apartment, situated in the sought after suburb of Nether Edge.

- One Bedroom Apartment
- First Floor Position
- Professionals Only
- No Smokers, No Pets
- Furnished
- Generous Lounge/Diner
- Fitted Kitchen With Washing Machine
- Double Bedroom With Fitted Wardrobe
- Communal Garden, uPVC DG, Gas Central Heating
- Energy Rating C, Security Intercom Access.

Finished to a high standard featuring modern fixtures & fittings including a fitted kitchen, double bedroom with storage, lounge/diner and luxury shower room, the apartment provide superb accommodation for professionals. Well placed for excellent local shops/amenities of the increasingly popular Nether Edge, Abbeydale & Ecclesall Road areas and transport links to/from the city centre.

Holding deposit applies on application equivalent to one weeks rent.













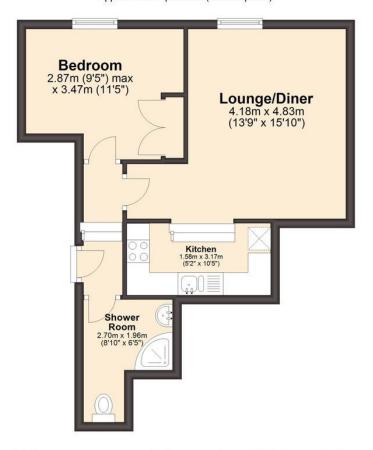






## **First Floor Apartment**

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 38.3 sq. metres (412.0 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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