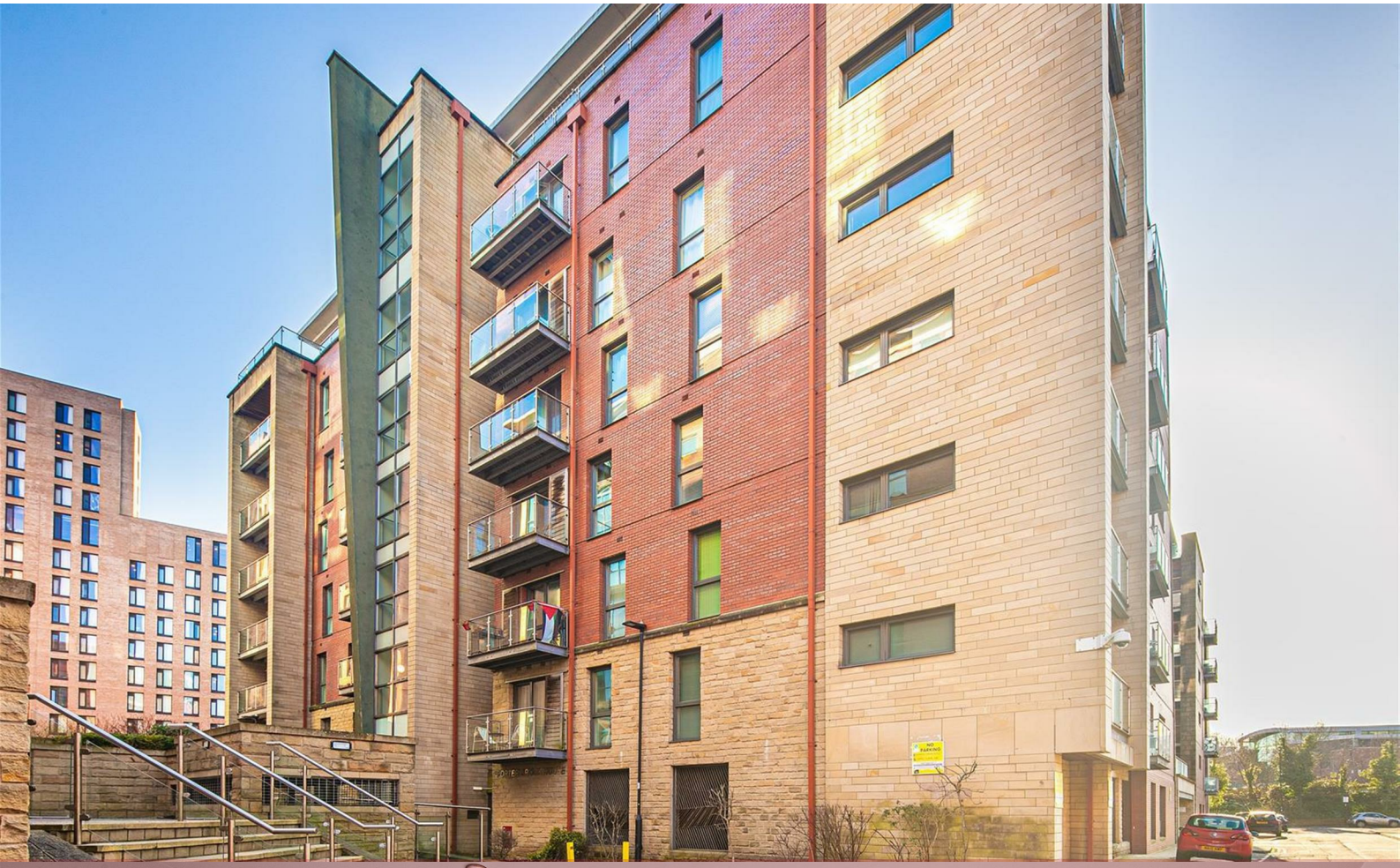
EADON LOCKWOOD & RIDDLE
ESTD 1840



# Flat 138, 201, Porter Brook House Ecclesall Road

## Wards Brewery, Sheffield, S11 8HW

## £775 PCM

A well presented 7th floor one double bedroom apartment that is situated in the desirable Porter Brook House. AVAILABLE 18TH JANUARY 2027 ON A PART FURNISHED BASIS.

**THERE IS NO PARKING SPACE WITH THIS PROPERTY**

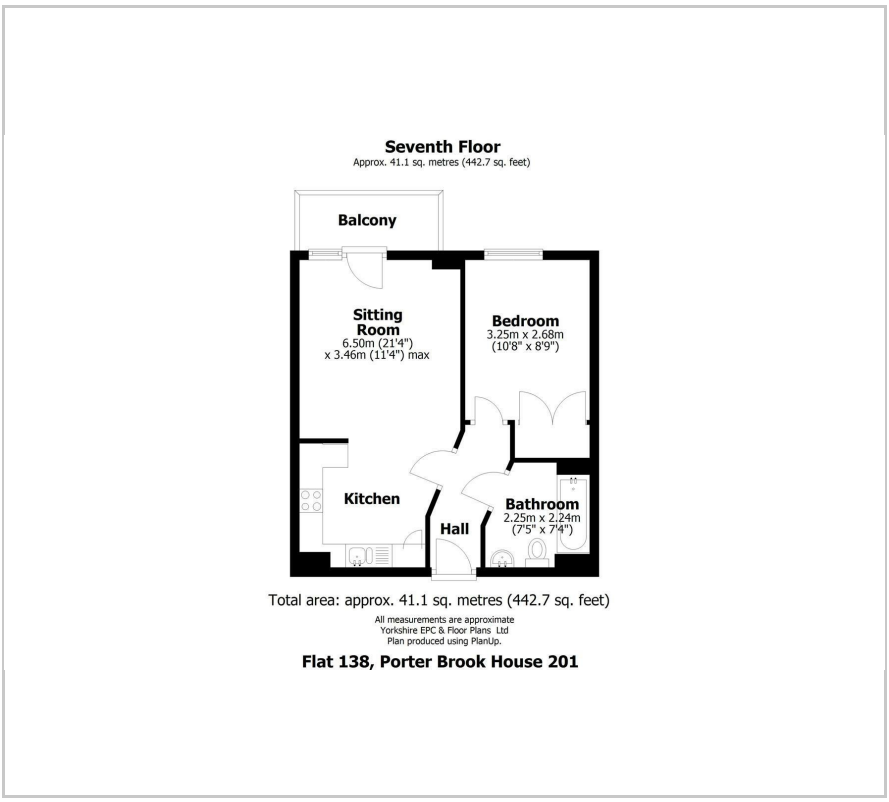
- South facing balcony.
- Luxurious bathroom with contemporary sanitary ware framed by elegant tiling.
- Excellent EPC rating of C75
- One generous double bedroom with an interesting, urban outlook.
- Council Tax Band B.
- Superb location, close to town, Ecclesall Roads fashionable bars and restaurants and the train station.
- Spacious, open plan living.
- **THERE IS NO PARKING SPACE WITH THIS PROPERTY**
- AVAILABLE 18TH JANUARY 2027
- PART FURNISHED

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.

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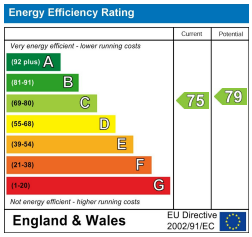
## Floor Plan

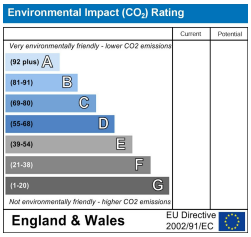



## Area Map

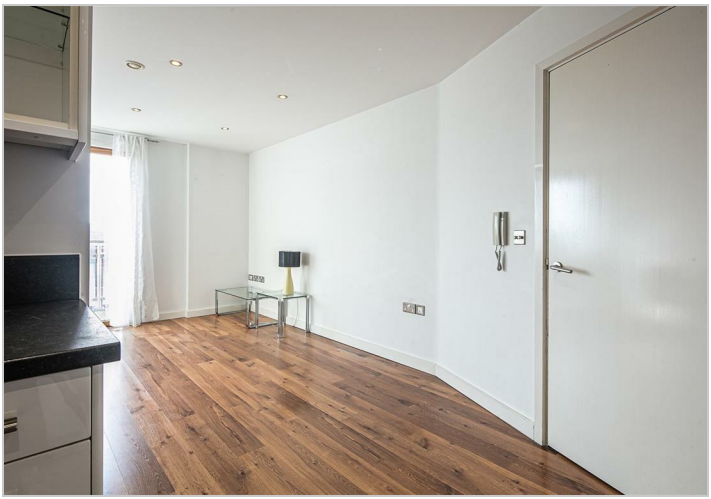



## Energy Efficiency Graph

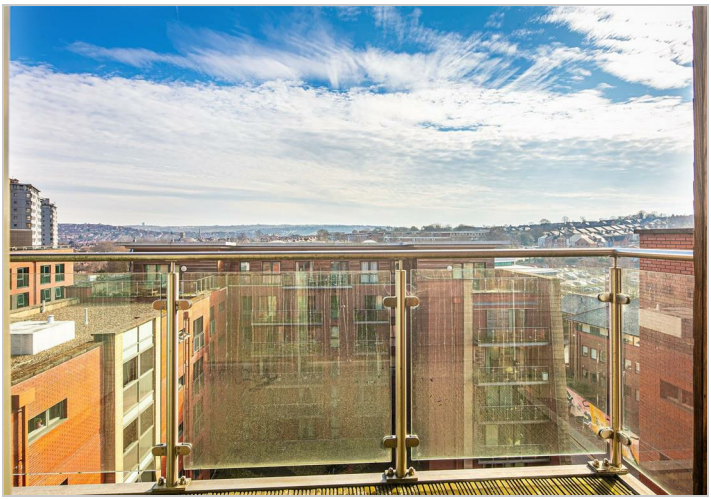








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