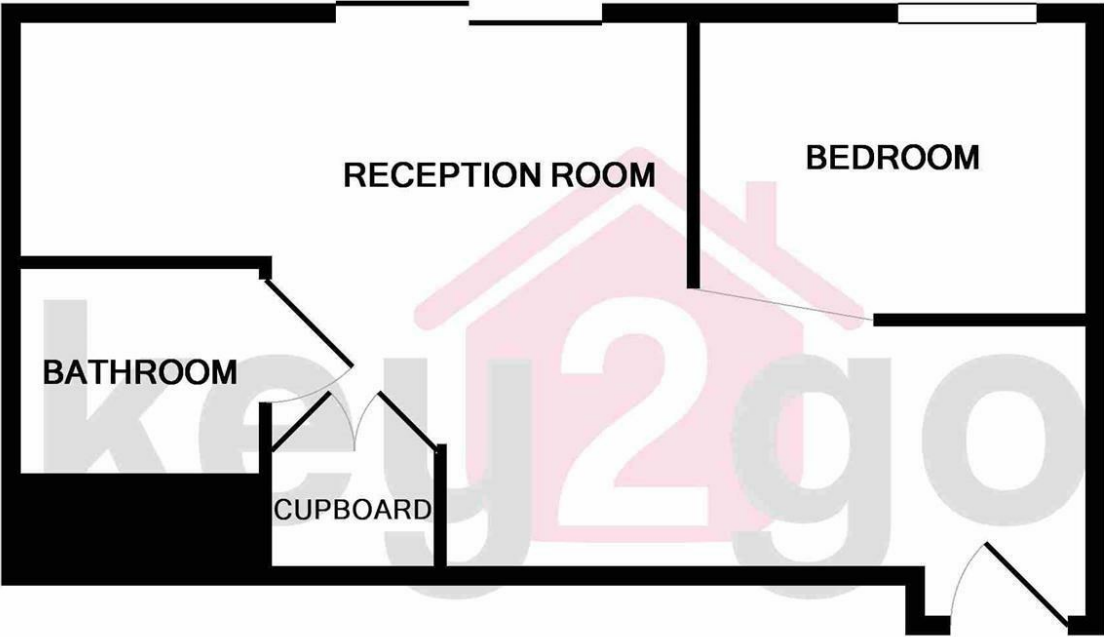


Floorplan



Estate & Letting Agents

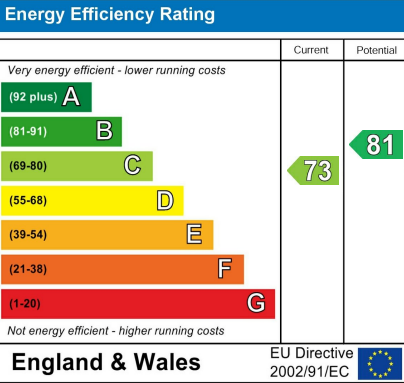
TOTAL APPROX. FLOOR AREA 375 SQ.FT. (34.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Area Map



Energy Efficiency Graph



Viewing

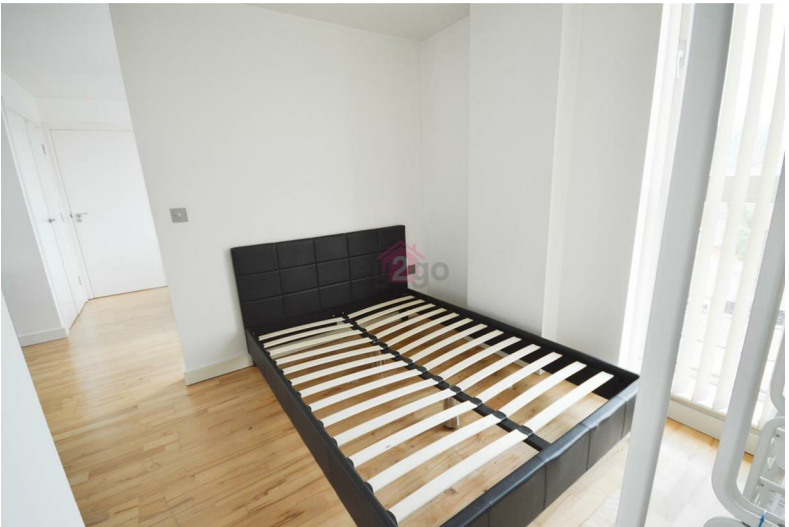
Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



St. Marys Road  
Sheffield, S2 4AU

£725 PCM



# St. Marys Road

Sheffield, S2 4AU

£725 PCM



A fantastic and unique opportunity to rent this spacious studio apartment which is positioned in a popular residential area! This one bedroom third floor apartment is ready to move into and is ideal for a professional looking for a property in the City Centre! With transport links close by and walk ways to Sheffield Universities and amenities!

## LIVING AREA

A bright and spacious living area with neutral décor, real wood flooring and a window. Ceiling light, electric heater and ample space for a sofa and dining table. TV point and telephone point. The kitchen is fitted with modern wall and base units with contrasting worktops. Integrated cooker and two ring electric hob. Integrated fridge and intercom system. Door to the bathroom and a partition wall separate's the bedroom area. Cupboard housing the washer/dryer.

## BEDROOM 10'1" x 7'9"

A bright bedroom area with ample space for a double bed. Large window, electric heater and ceiling light.

## BATHROOM 6'9" x 4'4"

Comprising of a double shower cubicle with plumbed in shower, sink and WC. Ladder style radiator, ceiling light and electric heater. Fully tiled walls and flooring.

