

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Orchard Lane

S1 2FG

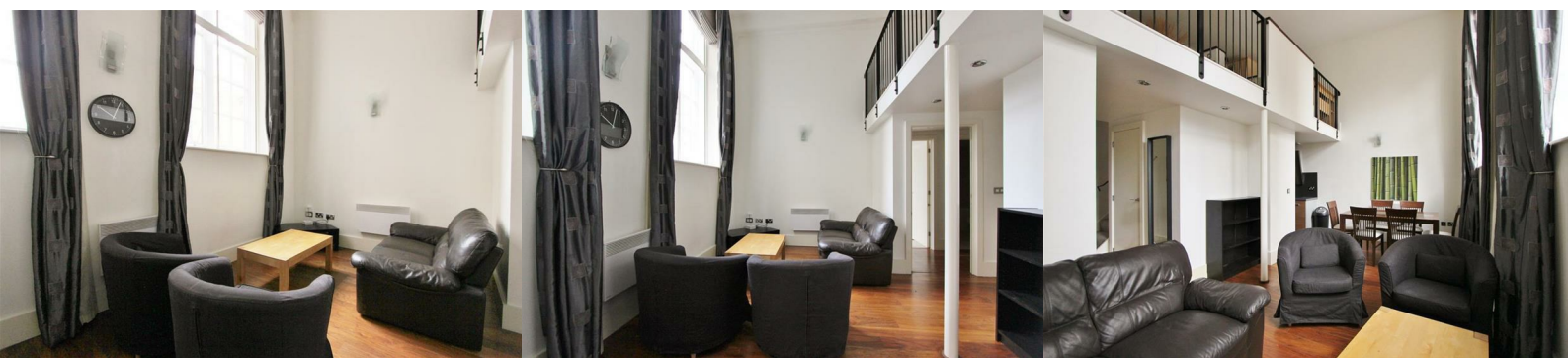
£1,000 Per Calendar Month



2 BEDROOM MEZZANINE APARTMENT IN YORK HOUSE, LEOPOLD SQUARE

Located within a brilliantly restored Grade 2 listed building behind the City Hall and within the Heart of the City, this fantastic apartment is within easy walking distance of both Universities, West Street and Fargate with the kind of access to shops, bars, restaurants and transport links that only a City Centre can offer.

This first-floor apartment is offered on a fully-furnished basis and briefly comprises; private entrance hall with video entry phone system and utility cupboard with washer-drier, open-plan living/dining area with original windows, fully equipped kitchen with AEG ceramic hob, electric oven, integrated fridge-freezer, dishwasher, plenty of cupboard space, one mezzanine level double bedroom with en-suite shower room, second double bedroom and separate bathroom with shower over bath.



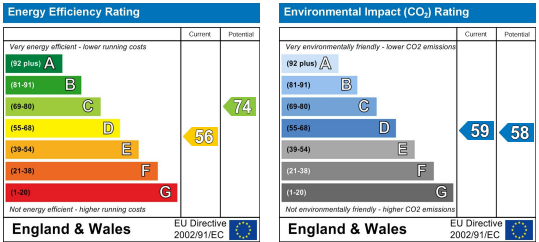
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Tel: Email: