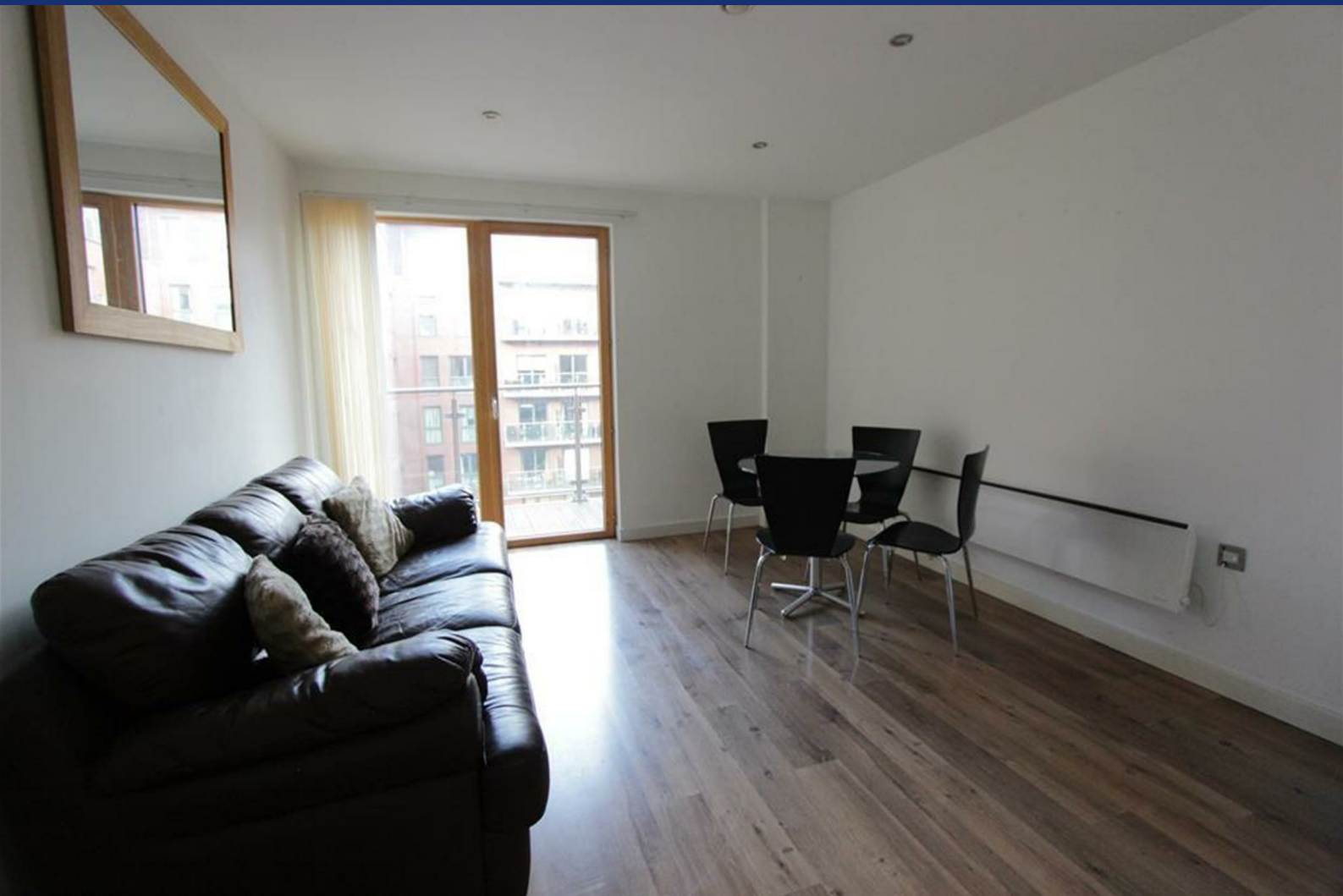


HUNTERS[®]

HERE TO GET *you* THERE



Napier Street

S11 8JA

£750 Per Calendar Month



AVAILABLE MAY 2024! 1 BEDROOM APARTMENT WITH BALCONY, WARDS BREWERY.

Located in the prestigious Wards Brewery development, this apartment is perfectly situated between the City Centre and Ecclesall Road, taking advantage abundant local amenities, bars, restaurants and shops as well as excellent public transport links in and out of the City.

This apartment is offered on a fully-furnished basis and briefly comprises; entrance hallway with intercom system, open-plan living room with sofa and dining table with a door opening onto the balcony overlooking the internal courtyard, kitchen with integrated double fridge-freezer, washing machine, electric hob and oven, double bedroom with bed, chest of drawers and integrated storage and a modern tiled bathroom with shower over bath.



A map of Sheffield City Centre showing the location of Broomhall. A red pin marks the location near the intersection of London Rd and Bramall Ln. Surrounding areas include Botanical Gardens, Sharrow, and Nether Edge. The map is credited to Google.

GROUND FLOOR
412 sq.ft. (38.5 sq.m.) approx.

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TOTAL FLOOR AREA: 412 sq.ft. (38.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of plans, variations may arise due to the nature of the construction and the impossibility of taking into account all details in the project. The owner, architect and contractor shall be responsible for the final and definitive measurements. The owner, architect and contractor shall be responsible for the final and definitive measurements.

Plans with dimensions 1:1000

Energy Efficiency Rating

| Rating | Running Costs | Current | Potential |
|-------------|---|---------|-----------|
| A (92 plus) | Very energy efficient - lower running costs | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| G (1-20) | Not energy efficient - higher running costs | | |

Environmental Impact (CO₂) Rating

| Rating | CO ₂ Emissions | Current | Potential |
|-------------|---|---------|-----------|
| A (92 plus) | Very environmentally friendly - lower CO ₂ emissions | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| G (1-20) | Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

Tel: Email: