



## Brocco Bank

S11 8RQ

£1,200 Per Calendar Month



\*AVAILABLE NOW!\* 2 BEDROOM APARTMENT, REFURBISHED TO AN EXCEPTIONAL STANDARD AT BOTANICAL GARDENS

Located on Botanical Road between Endcliffe Park and the Botanical Gardens with immediate access to the many shops, bars and restaurants of Ecclesall Road and Hunters Bar, this apartment is within walking distance to the Hallamshire Hospital together with regular public transport links to and from the City Centre.

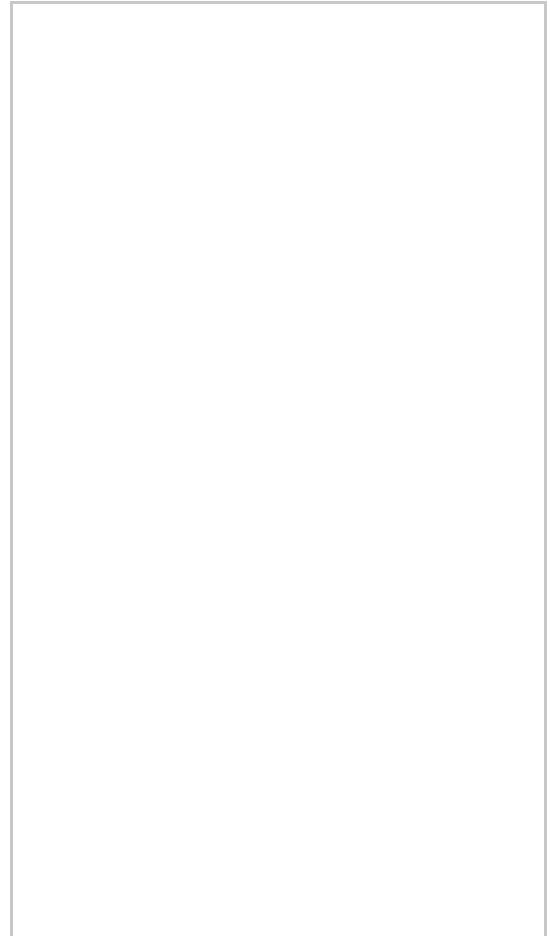
This property is offered on a fully-furnished basis and briefly comprises; private separate entrance, spacious living room, fully-fitted kitchen with an hob, oven, extractor fan and integrated fridge, freezer, dishwasher and washing machine. The large master bedroom has fully fitted wardrobes, and leads onto the conservatory at the rear. The second bedroom also has access to the conservatory and the bathroom has a shower over bath. Externally, there is private outdoor storage space, together with access to well maintained communal gardens. One on-street parking permit included.



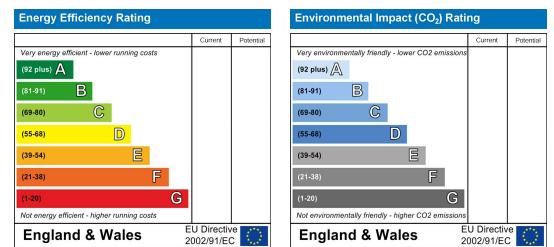
## Area Map



## 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.

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