

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ecclesall Road

S11 8HW

£980 Per Calendar Month



\*AVAILABLE JUNE 2023\* 2 BEDROOM APARTMENT WITH BALCONY, WARDS BREWERY.

Located in the prestigious Wards Brewery development on Ecclesall Road, this property is within walking distance to the City Centre, hospital and Universities with bars, restaurants, shops and supermarkets on your doorstep.

This property is offered on a fully-furnished basis and briefly comprises; entrance hallway with intercom system, open-plan living room furnished with a sofa with balcony overlooking the internal courtyard, kitchen with integrated double fridge/freezer, dishwasher, washer/dryer, electric hob and cooker, one fully furnished double bedroom with en-suite shower room and another double bedroom with a double bed, wardrobe and bedside table. There is also a modern tiled bathroom with shower over bath. Also included is secure parking space, with the option of a second space at an additional cost.



[illegible]

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(82 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 87, Potential: 87

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 82, Potential: 82

Tel: Email: