

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ecclesall Road

S11 8HG

£1,000 Per Calendar Month



**\*AVAILABLE NOW! \*SECURE PARKING AVAILABLE FOR £50PCM\* 2 BEDROOM APARTMENT WITH DUAL BALCONY, WARDS BREWERY.**

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

This 3rd floor, corner apartment is offered on a furnished basis and briefly comprises; entrance hallway with boiler/storage cupboard, open-plan living room with floor-to-ceiling corner windows and balcony, kitchen area with electric hob, fan-assisted oven, integrated double fridge-freezer, washing machine and dishwasher together with dining table and chairs, master bedroom with balcony, second double bedroom and modern fitted bathroom with shower over bath. Externally are communal gardens and a secure, under-croft parking space available for an extra £50 per month.



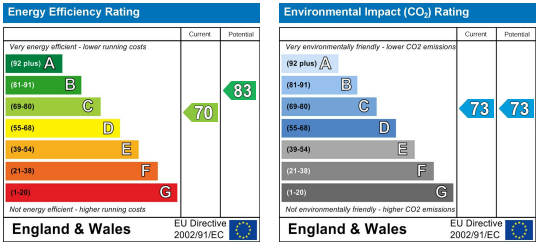
Area Map



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: