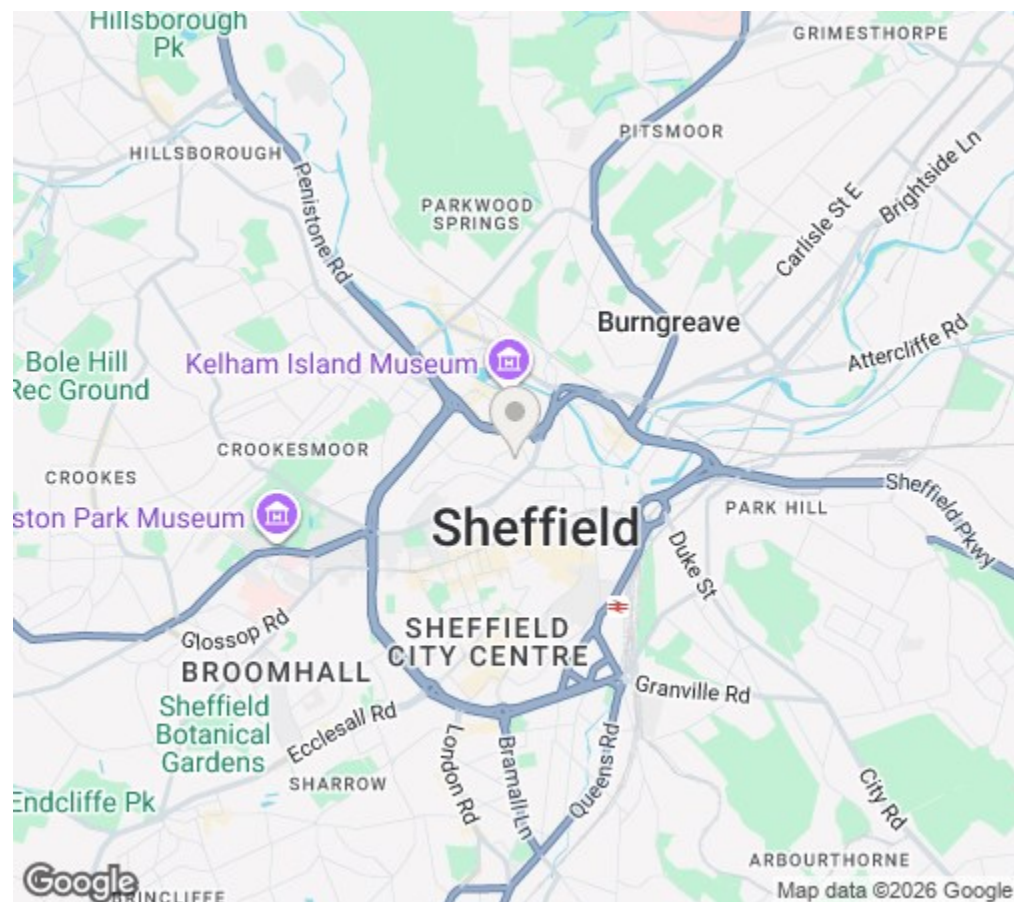




### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 67      | 70        |
| EU Directive 2002/91/EC                     |         |           |

**JC SALES & LETTINGS**

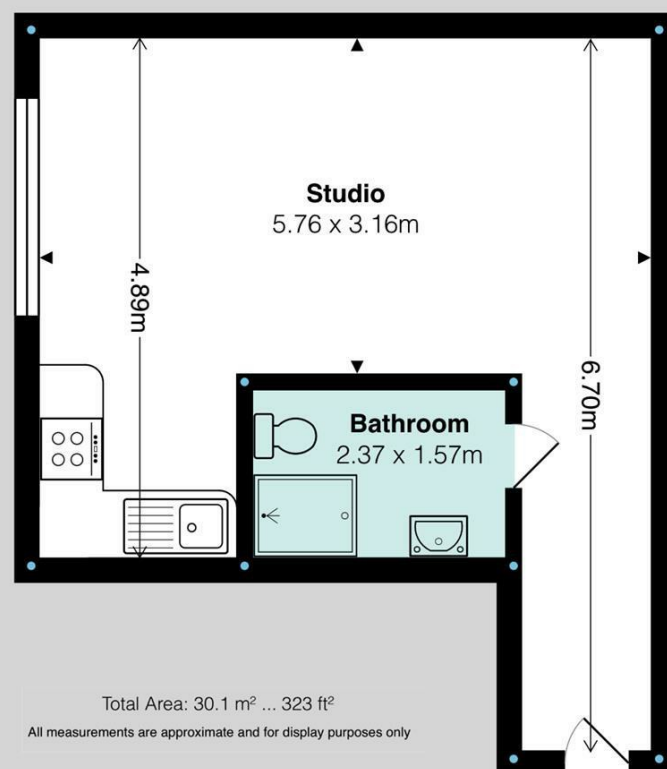
Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



Apartment 18 Cutlery Works, 33 Lambert Street, Sheffield, S3



**Apartment 18, 33, Cutlery Works Lambert Street, Sheffield, S3 7BG**

**£650 Per month**

- Available for immediate occupation
- City centre location
- Highly sought after development
- Viewing highly recommended
- Ground floor studio apartment
- Close to an abundance of local amenities
- Well presented
- EPC Grade D



# Apartment 18, 33, Cutlery Works Lambert Street, Sheffield S2 7DE

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

IMMACULATELY PRESENTED studio apartment occupying an enviable position on the GROUND FLOOR of this HIGHLY SOUGHT AFTER development.  
Situating in SHEFFIELD CITY CENTRE and close to an ABUNDANCE OF LOCAL AMENITIES, public transport links and access to the motorway network.  
Ideal for a single occupant or couple.  
An early viewing is highly recommended to avoid disappointment.  
EPC Grade D.



Council Tax Band: A

