



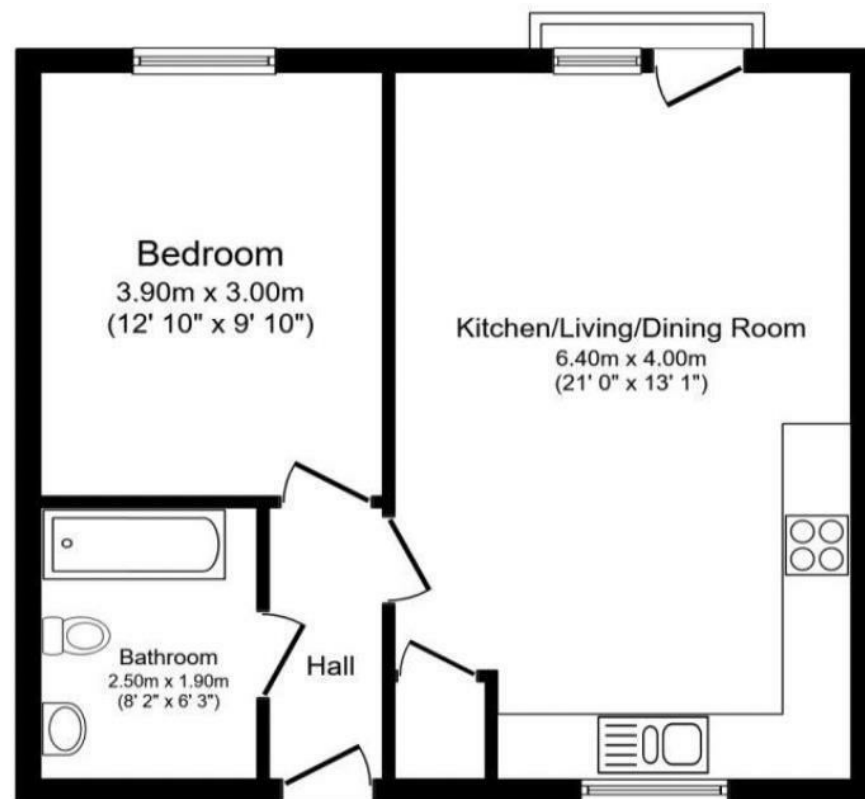
### Viewings

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)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

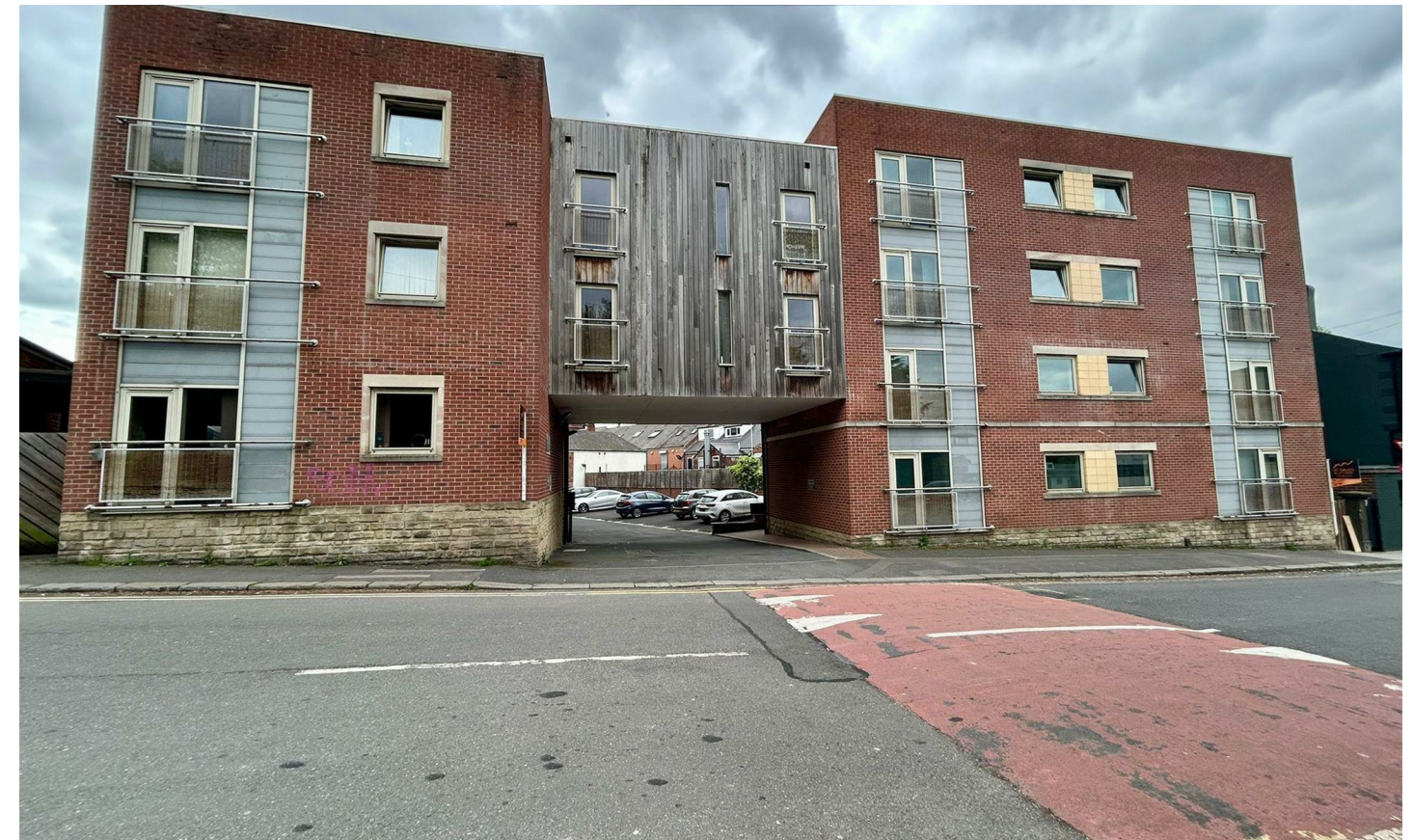


**Floor Plan**

Total floor area 46.0 sq. m. (495 sq. ft.) approx



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 6, 40, Colton House Albert Road, Sheffield, S8 9QW

**£800 Per month**

- Stunning, upper floor apartment
- One allocated car parking space
- Well presented throughout
- Close to an abundance of local amenities
- Viewing highly recommended
- One double bedroom
- Kitchen fitted with a fridge freezer, washing machine and dishwasher
- Highly popular location
- Ideal for a professional couple
- EPC Grade C

# Apartment 6, 40, Colton House Albert Road, Sheffield

CO NOW

STUNNING and IMMACULATELY PRESENTED, one DOUBLE bedroom UPPER FLOOR apartment with ONE ALLOCATED CAR PARKING space.

Benefiting from a MODERN BATHROOM and KITCHEN, which is fitted with an integrated fridge freezer, washing machine and dishwasher.

Ideal for a professional couple and conveniently located for a host of local amenities.

In brief the accommodation comprises: entrance hall, open plan living room / kitchen, one double bedroom and a bathroom/WC.

One allocated car parking space to the front of the property.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

