



Atlantic Way, S8 7FZ

£600 Per Calendar Month

Available on a 12 month minimum tenancy

SK Estate Agents are delighted to market this two bedroom first floor flat situated in this quiet and small development in the popular neighbourhood of Lowedges. The property is close by to a host of local amenities, shops and transport links to Sheffield City Centre, The Peak District and M1 Motorway. Ideally suited for a single professional occupant or couple, the accommodation briefly comprises: Secure communal entry with intercom, hallway, two double bedrooms, lounge, dining kitchen and shower room. The flat further benefits from UPVC double glazing and gas central heating throughout. A viewing is highly advised to appreciate the high standard of accommodation on offer.



Hallway

Warm and welcoming hallway, benefiting from laminate flooring, gas central heating radiator, intercom phone, coat hooks, shoe storage and with access to all reception rooms, shower room and bedrooms.

Lounge

Well presented living space having a focal feature gas fireplace with marble effect hearth and wooden mantle. Benefiting from laminate flooring, gas central heating radiator, TV point, decorative ceiling coving and two UPVC double glazed windows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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Dining Kitchen

Well proportioned fitted kitchen having an excellent range of wall and base units with contrasting worktops incorporating stainless steel sink, drainer and electric hob. Benefiting from fan assisted oven, integrated fridge/freezer, pantry, tiled splashbacks, tiled flooring and space for a washing machine. Featuring two UPVC double glazed windows, gas central heating radiator, combination boiler and space for a dining table and chairs.

Bedroom One

Well proportioned double bedroom featuring ample storage and integrated cupboard space. Further benefiting from laminate flooring, coving to the ceiling, gas central heating radiator, blinds and UPVC double glazed window.

Bedroom Two

A further good sized double bedroom having laminate flooring, UPVC double glazed window, gas central heating radiator, storage cupboard and fitted wardrobes.

Shower Room

Modern fitted white bathroom suite comprising: low flush WC, vanity sink unit and double shower cubicle with electric shower over. Benefiting from UPVC obscured double glazed window, tiled flooring, tiled splash-backs and heated towel rail.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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