

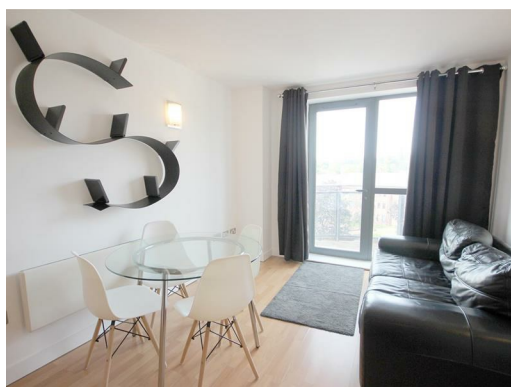


9, Cavendish Street, Sheffield S3 7SJ

£775 Per Calendar Month

**** 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market and AVAILABLE IMMEDIATELY is this well presented, two bedroom, second floor apartment situated in the highly popular West One development in Sheffield City Centre, just a short distance from retail shops, restaurants and excellent public transport links. Equipped with a full range of furnishings, this spacious apartment comprises: private entrance hall, open plan living space, two double bedrooms and bathroom. Ideally suited to a single professional or couple, the property further benefits from a 24/7 concierge and secure communal access with intercom. ** No pets and no smokers **



Communal

Entry through secure communal door, having lift access.

Entrance Hall

A welcoming entrance hallway, having laminate flooring, electric panel heater and providing access to all accommodation.

Open Plan Living

Contemporary living and dining space benefiting from a modern kitchen having a good range of fitted wall and base units with complimentary worktops over incorporating four ring electric hob, stainless steel sink and drainer with chrome mixer tap. The kitchen features a fan assisted oven, washing machine, freestanding fridge/freezer, stainless steel extractor fan, dining table and chairs, LED spotlights and laminate flooring.

There is a further seating area having laminate flooring, electric panel heater, TV point and double glazed patio doors opening out on to the balcony.

Bedroom One

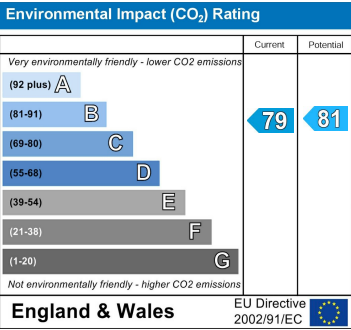
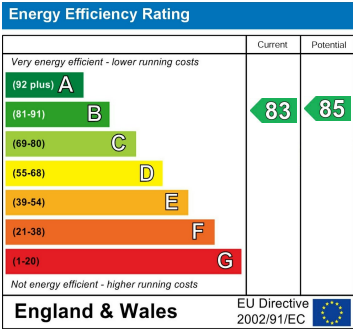
A well presented double bedroom having a range of bedroom furniture and featuring carpeted flooring, electric panel heater and double glazed window.

Bedroom Two

A further well appointed double bedroom offering good sized bedroom furniture, electric panel heater, carpeted flooring and double glazed window.

Bathroom

A contemporary fitted bathroom suite comprising: low flush WC, wall-mounted wash basin and bath with glass shower screen and thermostatic shower over. Featuring tiled splash-backs, tiled flooring, fitted mirror, extractor 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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