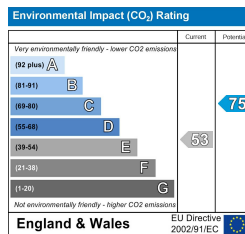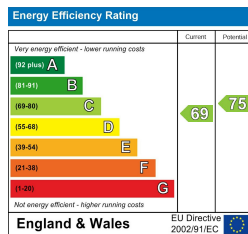## 589a Chesterfield Road, S8 0RX
£800 Per Calendar Month

Available to let is this stunning two bedroom first floor apartment, situated in a much sought-after area for all the amenities of Woodseats and public transport links. The property also benefits from gas central heating and double glazing throughout.

The property briefly comprises of: Entrance, staircase to first floor, open plan kitchen/lounge through to double bedroom and bathroom with three piece white suite and shower over. Attic master double bedroom. On street parking available.

UNFURNISHED 12 MONTH TENANCY. Restrictions - No smokers or pets. EPC Rating D Council Tax Band A

Ground Floor

Hallway
2'10" x 2'7"
0.88 x 0.79 m

Floor 1

Bathroom
5'0" x 8'4"
1.55 x 2.56 m

Kitchen
7'5" x 9'6"
2.26 x 2.91 m

12'6" x 15'8"
3.82 x 4.78 m

9'8" x 9'6"
2.96 x 2.91 m

Hallway
12'8" x 3'1"
3.88 x 0.96 m

Stairs

Landing
2'7" x 2'6"
0.80 x 0.78 m

Floor 2

16'6" x 14'7"
5.05 x 4.46 m

Approximate total area[1]

732.8 ft²

68.08 m²

Reduced headroom

19.15 ft²

1.78 m²

(1) Excluding balconies and terraces

Reduced headroom

······ Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			75
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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