



Apt 1 Gordon Road, Sheffield S11 8XY £1,150 Per Calendar Month

A unique opportunity to rent these newly built spacious two double bedded apartments in this quiet cul-de-sac location in Sharrow Vale. With spacious terraces that overlook the development of Dyson Place @S11 8XX having paved central courtyard, bar/restaurant, commercial shop units and small workshops.

These spacious beautifully appointed apartments have been designed and furnished to incorporate stylish modern living with large open plan living, dining kitchen. The wood effect flooring compliments the Karl Benz grey fitted units and full height under lit wall units with matching work surface and splashback. Integrated items include; oven, hob and telescopic extractor hood, microwave, fridge freezer, washer dryer, dishwasher, hidden dish drainer.

Boasting the largest living area within this development this ground floor apartment with wall mounted flat screen TV and grey corner sofa incorporating lift up storage chaise longue and pull out guest bed. Extending dining table and chairs and large full height storage cupboard. Triple glazed throughout with French doors off both bedrooms leading to the large private balcony with light, table and chairs.

The beautiful bright wet room with marble effect tiling, wash hand basin, WC, heated towel rail, and mirrored medicine cabinet. Each of the two rear facing double bedrooms have floor to ceiling blackout curtains and luxury double blinds incorporating separate white privacy voile and grey blackout blind, fitted carpets in pale grey, double ottoman bed with lift up storage beneath, floor to ceiling mirrored sliding door wardrobe with internal drawers and bedside cabinet.

Restrictions - No smokers or pets. Energy Efficiency Rating C. Council Tax Band A



TYPE 'A' 54.9m² (591 sq.ft) approx.

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Banner Cross
Hathersage
Bakewell
Matlock
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN
3 Bank View, Main Road, Hathersage S32 1BB
Matlock Street, Bakewell DE45 1EE
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241
T: 01433 650009
T: 01629 815307
T: 01629 828250

E: bannercross@saxtonmee.co.uk
E: hathersage@saxtonmee.co.uk
E: bakewell@saxtonmee.co.uk
E: matlock@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'