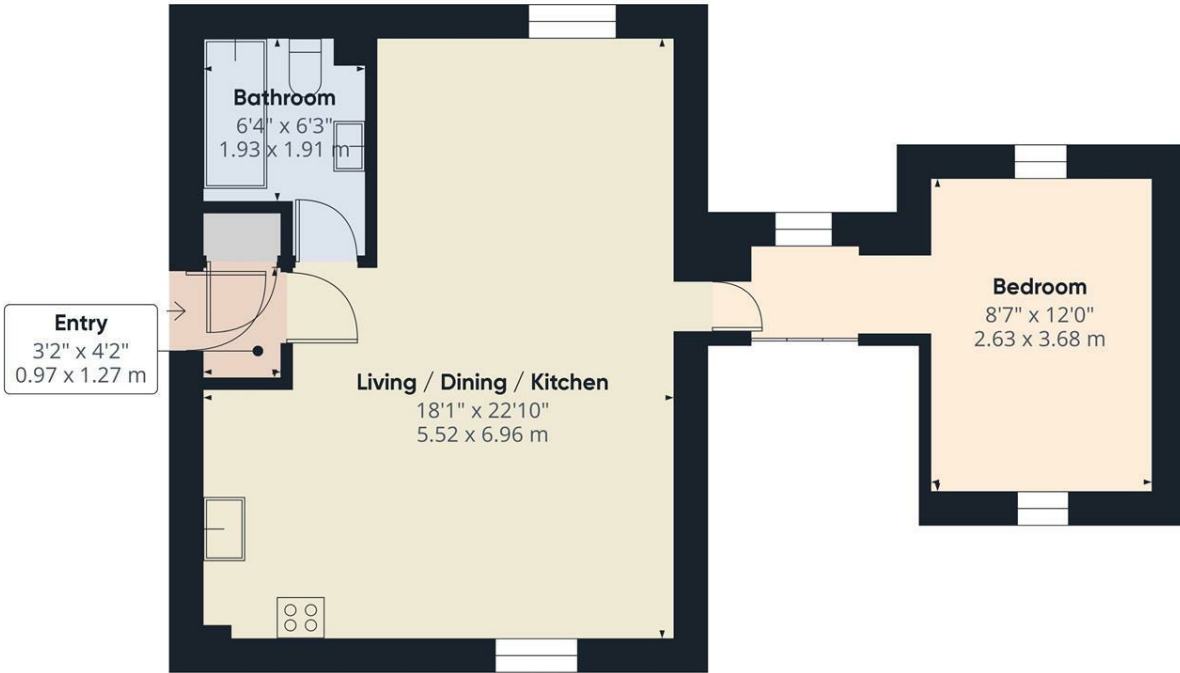




### **Apt 7 Victoria Court Lyndhurst Road, Sheffield S11 9DR** **£895 Per Calendar Month**

Forming part of this exclusive gated development in the heart of this leafy and highly sought after suburb is this luxury one bedroom ground floor apartment having gas central heating, double glazing and allocated parking. Also benefiting from full use of the residents gym and swimming pool. Originally 2 bedrooms and recently converted to form a superb one bedroom apartment, the spacious accommodation comprises: Communal entrance, private entrance lobby with store cupboard, spacious open plan living/dining area incorporating a superb fitted kitchen with electric oven, gas hob, dishwasher, fridge freezer and washer dryer, double bedroom with built-in wardrobe, and contemporary style bathroom with 3 piece white suite and a shower over the bath. Outside: communal gardens, south facing patio available and allocated parking space.

PART-FURNISHED. 6-12 MONTH TENANCY. Restrictions: No smokers or pets. Energy Efficiency Rating D. Council Tax Band D



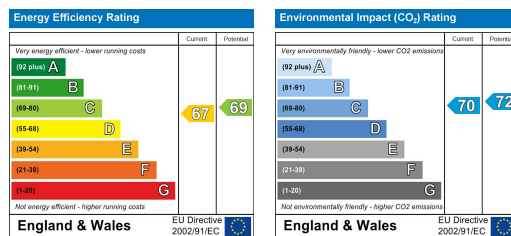
**Approximate total area<sup>1)</sup>**  
544.43 ft<sup>2</sup>  
50.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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