



8 The Lawns, Sheffield S11 9FL

Saxton Mee

Lettings

## 8 The Lawns

Per Calendar Month

# £850 Per Calendar

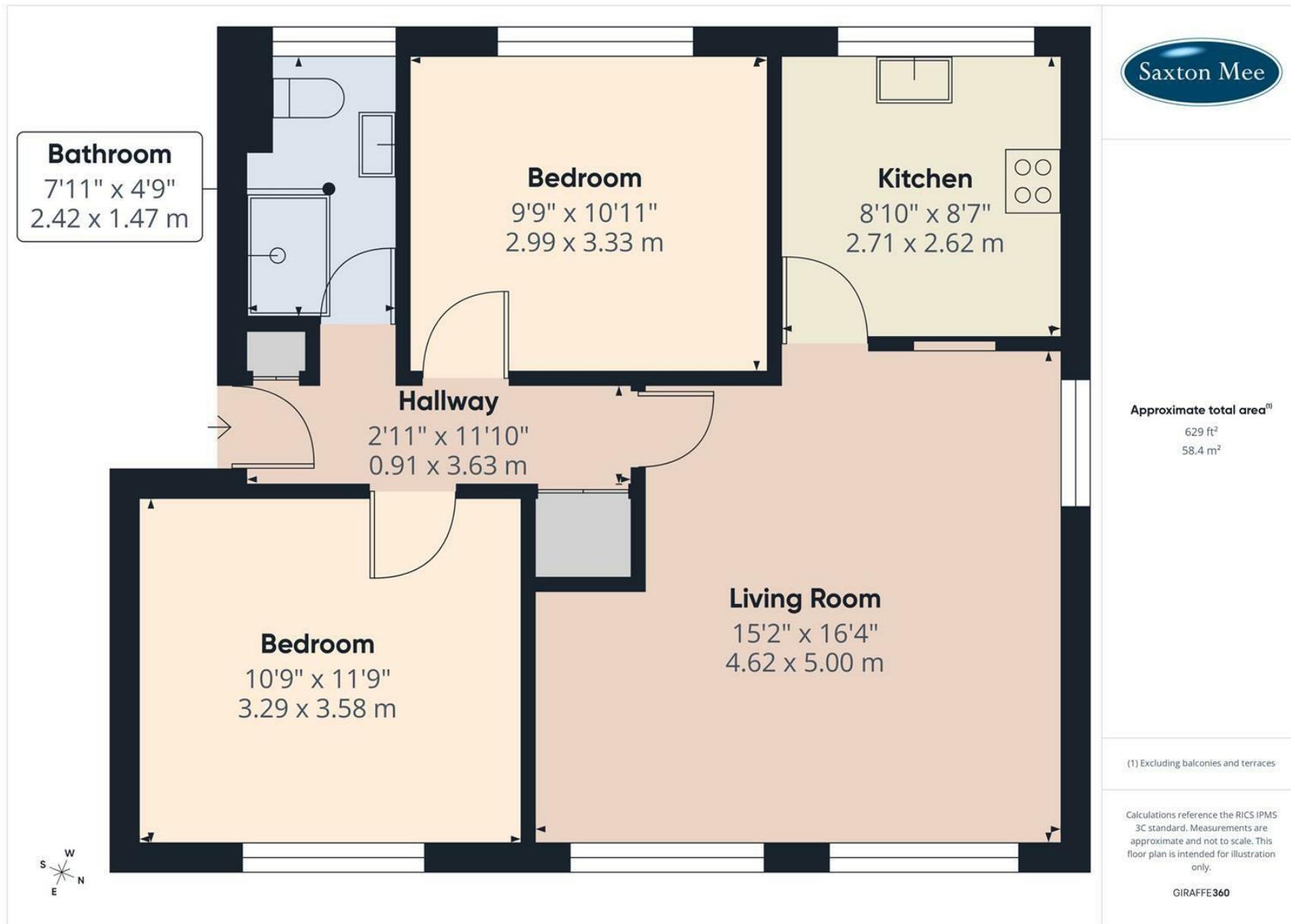
Ideally situated with convenient ground floor access, this spacious two double bedroom apartment. The property enjoys an exceptional location, boasting close proximity to reliable transport links and the fantastic shopping facilities of nearby Banner Cross and Ecclesall.

Inside, a welcoming entrance hall with a secure intercom system leads into a generously sized, open-plan living and dining room that is perfect for relaxing or entertaining. The layout is completed by a separate kitchen, two excellent double bedrooms offering plenty of space, and a full bathroom suite. Outside, the property is set within superb surrounding gardens featuring level lawns that create a beautifully peaceful setting, with readily available on-street parking just outside.

This property is offered furnished. Please note that smoking is not permitted within the property. We are currently waiting on the Energy Efficiency Rating and the Council Tax Band is B.







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.'

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