



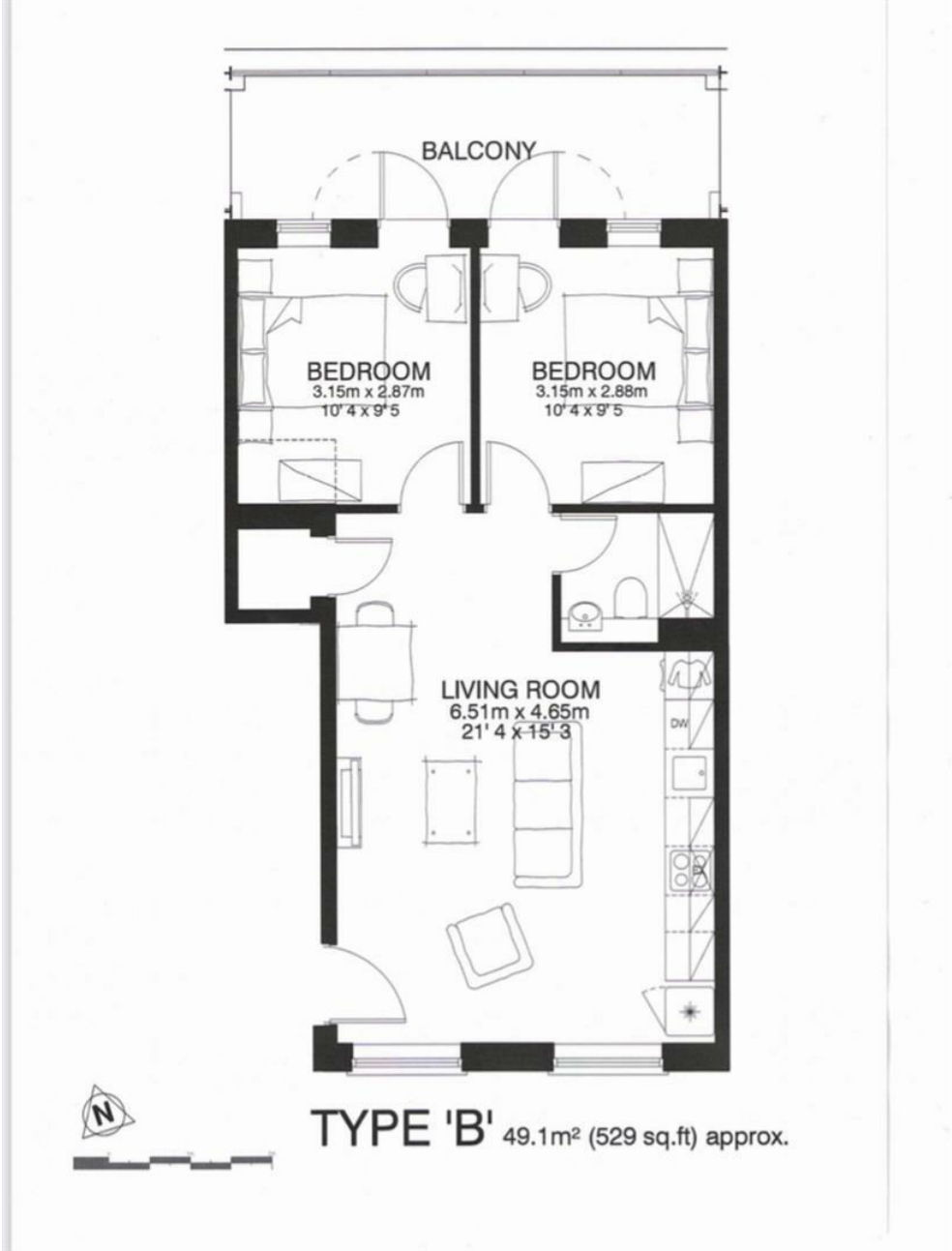
## Apt 25 Gordon Road, Sheffield S11 8XY £1,150 PCM

A unique opportunity to rent this recently built spacious two double bedroomed apartment in this quiet cul-de-sac location in Sharlow Vale. With spacious terrace that overlooks the new development of Dyson Place @S11 8XY having paved central courtyard, bar/restaurant, commercial shop units and small workshops.

On offer is this spacious, beautifully appointed apartment which has 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, recycling bins and a coordinating grey sink unit.

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. Large integrated storage cupboard to living room with light and power, triple glazed throughout with French doors off both bedrooms leading to the large private balcony with light, patio heater, table and chairs.

The beautiful bright shower room with marble effect tiling, large shower cubicle, vanity unit with wash hand basin, large mirror with light over, WC and heated towel rail. 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. FURNISHED. Restrictions - No smokers. Energy Efficiency Rating C. Council Tax Band A



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		73	73
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		82	82
		EU Directive 2002/91/EC	

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