



12 Graham Court Graham Road, Sheffield S10 3DX

Saxton Mee

Lettings



# 12 Graham Court Graham

Per Calendar Month

## £950 Per Calendar

Available on the rental market is this contemporary, spacious and airy two bed apartment surrounded by parks and in easy reach of the city centre and walking distance to the university and hospitals. Close to Ecclesall Road and Sharrow Vale Road which offer many independent shops, restaurants and pubs/cafes. Located in the heart of the highly sought after rural area of Ranmoor. This beautifully presented apartment is situated just off Graham Road.

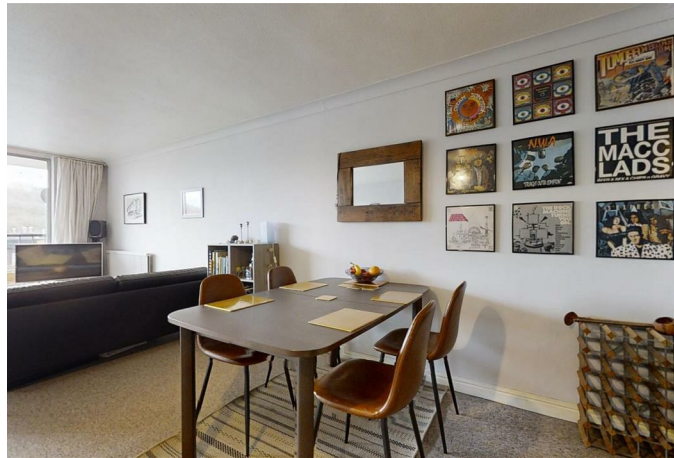
The property briefly comprises of; Staircase to first floor, entrance hallway, spacious open plan lounge/dining room with sliding doors onto large balcony area. Kitchen with appliances. Master double bedroom with fitted wardrobes, good sized bedroom two and shower room. Communal laundry room.

UNFURNISHED 12 MONTH TENANCY. Restrictions: No smokers or pets. Energy Efficiency Rating - C Council Tax Band - C

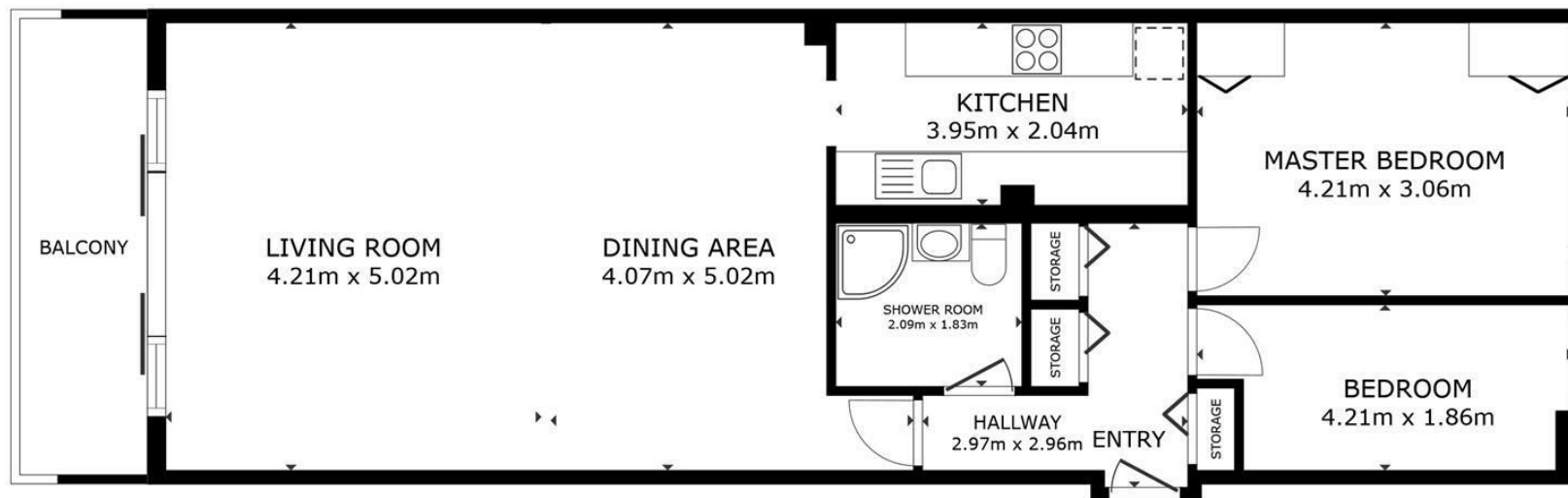
- Two Bedrooms
- Sought After Location
- High Specification Throughout











FLOOR PLAN

**360VIRTUALVIEW**  
T: 0114 383 0711 - E: [info@360virtualview.co.uk](mailto:info@360virtualview.co.uk)

GROSS INTERNAL AREA  
FLOOR PLAN 79.3 m<sup>2</sup>  
EXCLUDED AREAS : BALCONY 7.3 m<sup>2</sup>  
TOTAL : 79.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**

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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