



Apt 2 Botanical House, Rutland Park, Sheffield S10 2PB

Saxton Mee

Lettings

Apt 2 Botanical House

Rutland Park

PCM

£1,500 PCM

Luxury 2 Bedroom, 2 Bathroom Apartment Opposite the Botanical Gardens – S10

Impeccable attention to detail defines this stunning apartment at Botanical House, where high-end specification and premium finishes from world-leading brands create a truly exceptional living environment. Set within beautifully landscaped and fully secured grounds, the development benefits from CCTV surveillance, automatic gated entry and video entry systems to all apartments, offering both security and peace of mind.

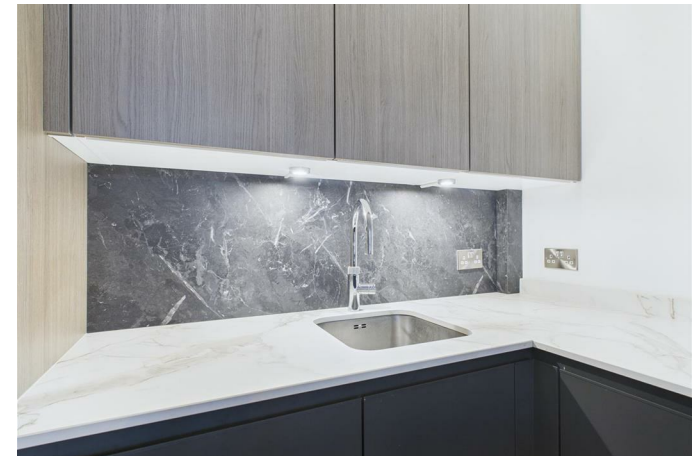
Botanical House is superbly positioned in the heart of S10, one of Sheffield's most exclusive and sought-after locations. A wide range of the city's key destinations are all within easy walking distance, including the University of Sheffield, Royal Hallamshire Hospital, Sheffield Children's Hospital, Ecclesall Road, Endcliffe Park and the city centre.

One of the undoubted highlights of this development is its enviable position directly opposite the Sheffield Botanical Gardens. Opened in 1836 and listed by English Heritage as a Grade II site of special historic and architectural interest, the gardens offer free entry and provide a truly picturesque outlook from many of the apartments.

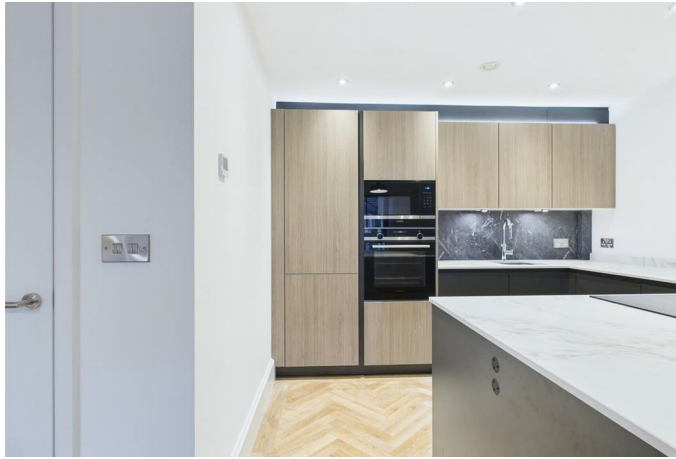
We are delighted to offer this beautifully presented two bedroom, two bathroom apartment, available to move into now. The property further benefits from allocated parking and is offered unfurnished, allowing tenants to personalise the space to their own taste.

Early viewing is highly recommended to fully appreciate the location, quality and lifestyle on offer.

Council Tax Band: D



- Opposite Sheffield Botanical Gardens
- High-end spec with premium finishes
- Secure gated development with CCTV & video entry
- Walking distance to local amenities
- Unfurnished and ready to move in





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.'

Banner Cross
 T: 0114 268 3241
 E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
 T: 01433 650009
 E: hathersage@saxtonmee.co.uk

Bakewell
 T: 01629 815307
 E: bakewell@saxtonmee.co.uk

Matlock
 T: 01629 828250
 E: matlock@saxtonmee.co.uk