



11 Brincliffe Court, Nether Edge Road, Sheffield S7 1RX



Lettings

# 11 Brincliffe Court

## Nether Edge Road

Per Calendar Month

# £900 Per Calendar

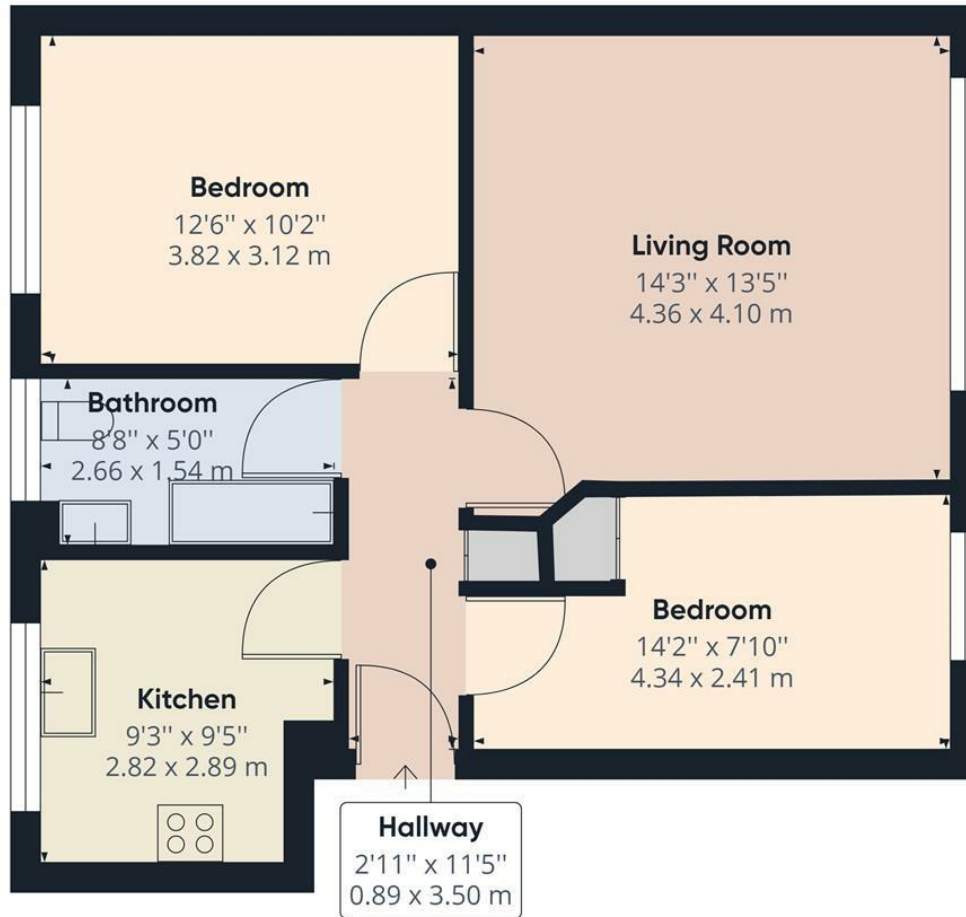
Ideally located in this ever popular residential area is this spacious and beautifully presented two bedroom first floor apartment. Convenient for many local amenities and bus services to the city.

The accommodation briefly comprises: entrance lobby with intercom, good sized lounge/diner, fitted kitchen with electric oven, hob, fridge, master double bedroom, good sized bedroom two, bathroom with white three piece suite and shower over. Off street parking and communal grounds.

Restrictions - No smokers or pets. Energy Efficiency Rating C. Council Tax Band: A







**Approximate total area<sup>(1)</sup>**  
595.01 ft<sup>2</sup>  
55.28 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.

GIRAFFE360

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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