

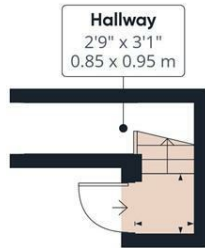


Flat 3 170 Psalter Lane, Sheffield S11 8UR **£725 Per Calendar Month**

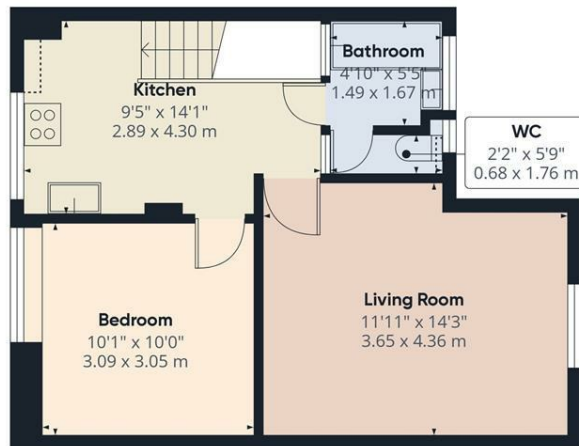
To let is this one bedroom top floor apartment, finished to a high standard throughout and situated within this much sought after area close to all amenities of Ecclesall road and Hunters Bar. Benefiting from gas central heating and UPVC double glazing.

The accommodation on offer comprises: secure communal entrance with stair access to the second floor, shared entrance hall, fitted kitchen with electric oven/hob and fridge, lounge dining room, double bedroom, bathroom with three piece suite and shower over. Outside: Maintained lawn garden to the rear with patio which are shared.

6-12 MONTHS TENANCY. FURNISHED. RESTRICTIONS: No children, no smokers, no pets. Energy Efficiency Rating C Council Tax Band A



Ground Floor



Floor 1

Approximate total area⁽¹⁾
444.44 ft²
41.29 m²

Reduced headroom
3.31 ft²
0.31 m²

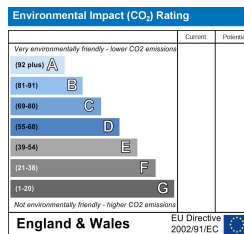
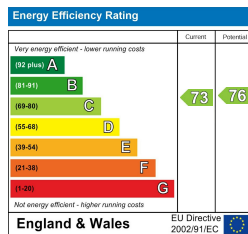
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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