



## Apt 33 Gordon Road, Sheffield S11 8XY £1,350 Per Calendar Month

A unique opportunity rent this unique newly built spacious top floor (2nd) two double bed roomed PENTHOUSE apartment in this quiet cul-de-sac location in Sharrow Vale. With spacious balconies that overlook the newly development of Dyson Place @S11 8XX with paved central courtyard, bar/restaurant, commercial shop units and small workshops.

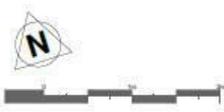
These spacious beautifully appointed apartments have been designed and furnished to incorporate stylish modern living with large open plan living, dining kitchen. The wood effect flooring compliments the Karl Benz grey fitted units and full height under lit wall units with matching work surface and splashback. 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

Living area 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. Triple glazed throughout with floor to ceiling patio doors, double track curtain rail with sheer voiles and blackout curtains leading to the large private balcony with light, patio heater, table and chairs.

The beautiful bright shower room with marble effect floor and walls have a large shower cubicle, vanity unit with wash hand basin, WC, heated towel rail, integrated storage cupboard and frameless mirror with lighting above.

Each of the two double bedrooms have 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

FURNISHED. Restrictions - No smokers or pets. Energy Efficiency Rating D. Council Tax Band A



**TYPE 'D'** 56.2m<sup>2</sup> (605 sq.ft) approx.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	65
<small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	75	75
<small>EU Directive 2002/91/EC</small>		

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