



Apt 1 Station Hotel Station Street, Swinton S64 8AU £800 Per Month

Available to let is this stunning, fully renovated three bedroom apartment, perfectly situated in the popular Swinton area.

Ready for occupancy at the start of 2026, this property offers bright, contemporary living. The layout features an open-plan kitchen/living area with integrated appliances, a generous double master bedroom complete with built-in bedside storage, two further good sized bedrooms and a stylish bathroom with a shower cubicle.

Enjoy the convenience of an allocated parking space and an unbeatable location within walking distance of the train station and local amenities. Early viewing is highly recommended.

This property is offered unfurnished and is available on a 6 or 12 month tenancy. Please note that smoking is not permitted within the property. Energy Efficiency Rating E and we are waiting for the Council Tax Band.

Living Room
12'0" x 12'5"
3.68 x 3.80 m

Bedroom
8'7" x 8'7"
2.63 x 2.62 m

Kitchen
9'11" x 11'1"
3.02 x 3.39 m

Hallway

Bedroom
6'5" x 8'11"
1.98 x 2.73 m

Bedroom
10'3" x 12'3"
3.14 x 3.74 m

Bathroom
8'3" x 4'11"
2.54 x 1.51 m

Approximate total area^m
752 ft²
70 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	41
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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

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