



Apt 11 Porterbrook 2 3 Pomona Street, Sheffield S11 8JG

Saxton Mee

Lettings



# Apt 11 Porterbrook 2 3

Per Calendar Month

## £775 Per Calendar

A stunning second floor studio apartment being offered for rent and ideal for the young professional.

Having the benefit of a lift, this apartment offers space for a double bed, sofa and TV arrangement and a lovely fitted kitchen with integrated appliances. There is a separate cupboard for the washer/dryer and a separate bathroom which has a bath with shower above, pedestal wash hand basin and W.C. There is also a good size balcony for sitting out.

This lovely home would be an ideal rental for the single person or young couple wanting the hustle and bustle of all that is offered from Sheffield City Centre or the trendy bars and restaurants of nearby Ecclesall Road.

This property is offered furnished and is available on a 6 or 12 month tenancy. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is B and the Council Tax Band is A.

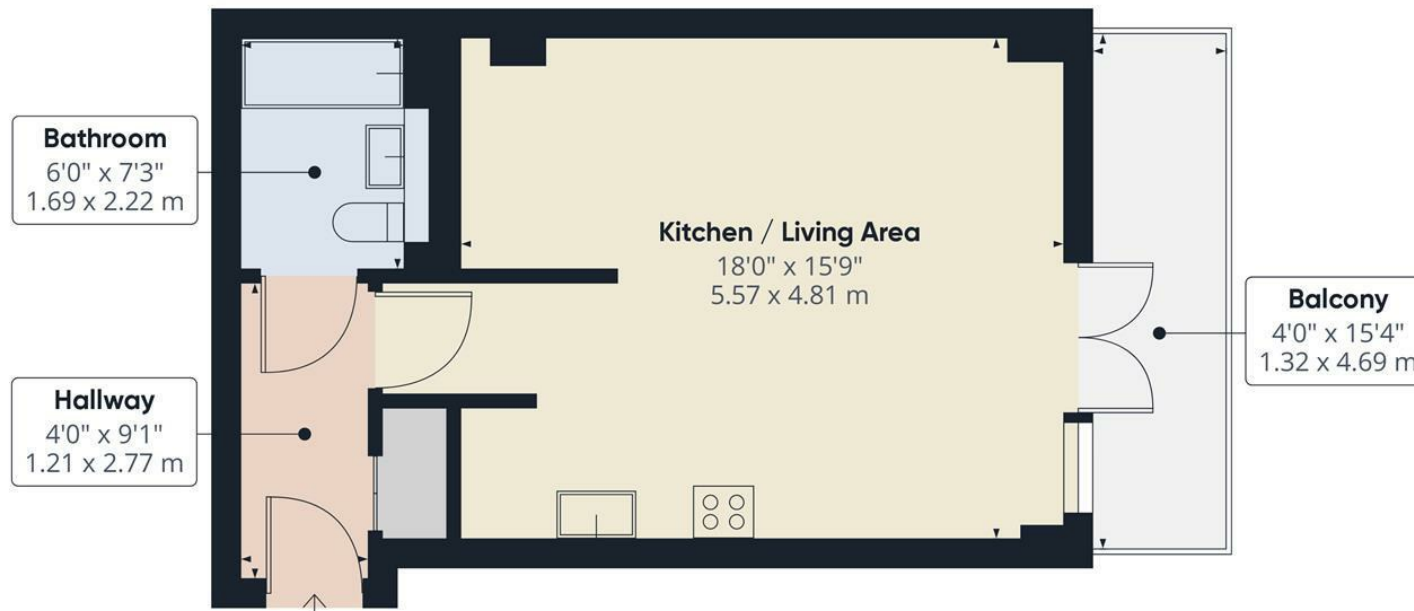


- Stunning Apartment
- Second Floor
- Private Balcony
- A short walk into Sheffield City Centre
- In Walking Distance of All Shops, Cafes and Bars on Ecclesall Road
- EPC Rating B
- Council Tax band A









**Approximate total area<sup>(1)</sup>**  
390.51 ft<sup>2</sup>  
36.28 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.

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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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)



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