

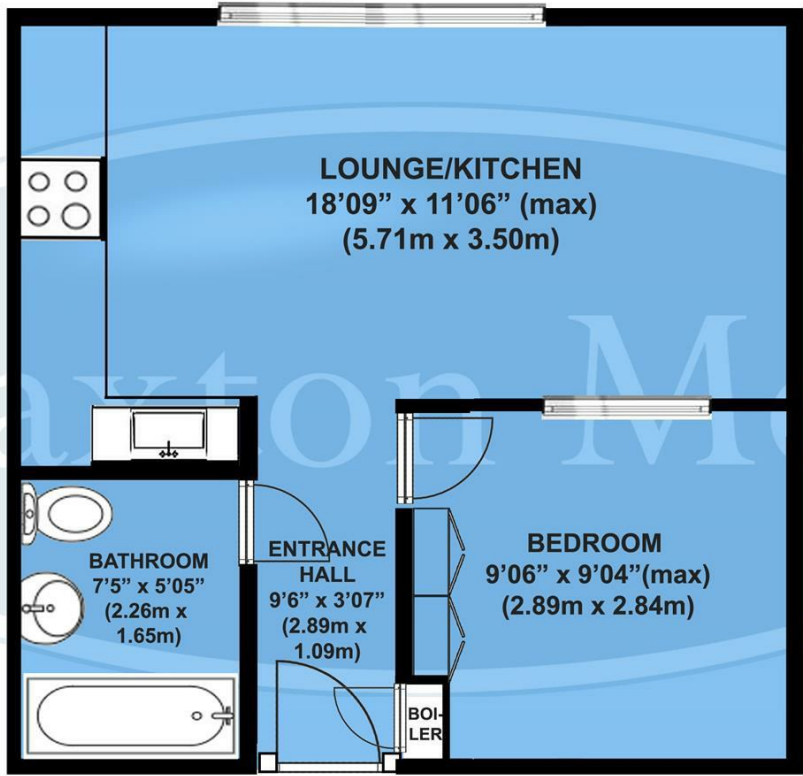


19 Cutlers House 45A Mowbray Street, Sheffield S3 8ES £625 Per Calendar Month

Available to let is this well presented, one bedroom top floor apartment. Kelham Island, known for its industrial heritage, has evolved into a trendy, and thriving district, blending historic charm with contemporary flair. With plenty of bars, cafes, and restaurants at your fingertips, as well as proximity to the City Centre.

The accommodation briefly comprises: Communal entrance hallway. Inner hallway with secure intercom entry system. Open plan kitchen and lounge/diner with a range of fitted units, integrated oven and hob with space for a washing machine and fridge/freezer. Modern bathroom with bath and shower over, wash basin and W.C. Double bedroom with internal window.

PART FURNISHED 6 MONTH TENANCY INITIAL TENANCY. Restrictions: No smokers, no pets. Energy Efficiency Rating - awaiting information Council Tax Band A



Total area: approx. 357.81 sq. feet (33.29 sq metres)
All measurements are approximate

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			
(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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