



## 12 City Towers Watery Street, Sheffield S3 7ET £750 Per Calendar Month

Available to let is this spacious luxury one bedroom apartment within this popular development with a rooftop garden and located within close proximity to Sheffield City Centre. The property briefly comprises of; entrance hallway, open plan lounge/kitchen with integrated appliances, double bedroom and shower room. There is also a utility cupboard housing a washing machine. The apartment is within walking distance from shops, transport links and the city centre and is convenient for travel to the hospitals and motorway networks. UNFURNISHED 6-12 MONTH TENANCY. Restrictions - No smokers, students or pets. Energy Efficiency Rating C. Council Tax Band B

**Approximate total area<sup>®</sup>**  
391.89 ft<sup>2</sup>  
36.41 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.

**GIRAFFE 360**

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>		EU Directive 2002/91/EC	

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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