



Spencer.

South Road. Walkley, Sheffield

## Rent —

This beautiful two bedroom, two bathroom ground floor apartment in Walkley, S6....Available NOW  
— from *Spencer.*

- AVAILABLE NOW
- Two Bedrooms
- Two stylish bathrooms
- Ground floor apartment with high ceilings
- Electric underfloor heating throughout
- Holding Deposit £215
- Secondary glazing
- Security Deposit £1095
- Beautifully renovated by exceptional local developers
- EPC rating D / Council Tax Band B



**£950**

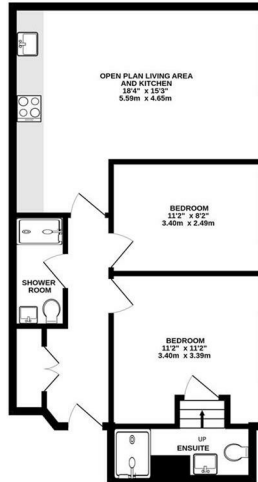
PCM





# Floorplan

GROUND FLOOR  
595 sq. ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA - 595 sq. ft. (55.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of this floorplan, measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is provided as a guide only and should not be used for any purpose other than that intended. The plan is provided on the basis that it is not to be relied upon as to the accuracy of any measurements or dimensions and no liability is accepted for any error or omission.

**Spencer.**

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
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