



Spencer.

Green Lane, Kelham Island, Sheffield

## Rent —

a beautifully presented one double bedroom first floor apartment, which is located within the highly sought after area of Kelham Island!  
— from *Spencer.*

- AVAILABLE 1st OCTOBER
- 12 Month Tenancy
- Holding Deposit £215
- Security Deposit £1095
- NO PETS, SMOKERS OR CHILDREN
- Furnished
- Council Tax Band B / EPC Rating C
- One Double Bedroom
- Allocated Parking
- Open Plan Kitchen Living Room



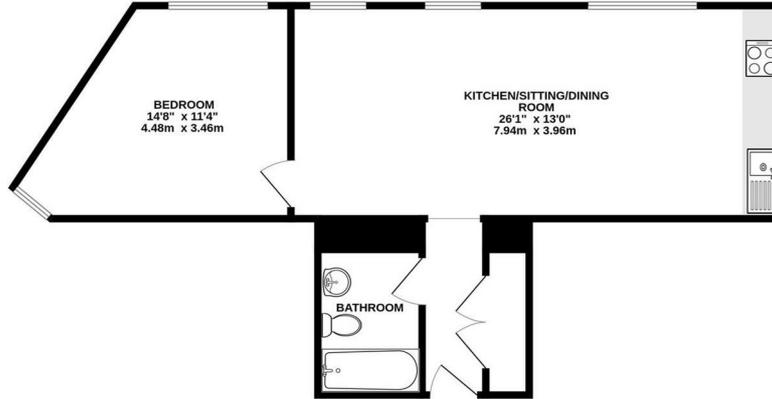
# £950

PCM



# Floorplan

FIRST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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