



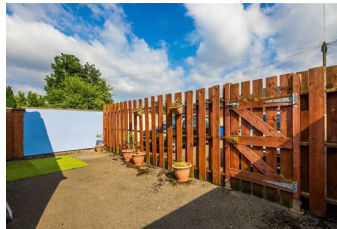
Spencer.

Cemetery Road, Sharrow, S11

## Rent —

This spacious one bedroom ground floor apartment in this convenient location near to Sheffield City Centre  
— from *Spencer.*

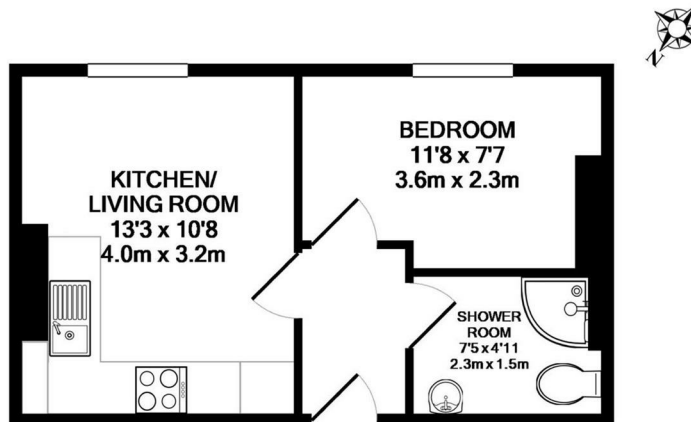
- AVAILABLE 13TH OCTOBER
- UTILITY BILLS & WIFI INCLUDED (not Council Tax)
- FURNISHED
- One double bedroom
- Holding Deposit - £180
- Security Deposit - £915
- EPC Rating C
- Fully fitted kitchen
- Integrated appliances
- Shower room



**£795 PCM**



## Floorplan



**TOTAL APPROX. FLOOR AREA 301 SQ.FT. (28.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as such by 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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Viewing: Via the Agents  
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