



**LEWIS
WADSWORTH**
THE WISE MOVE

50 Bank Street, Sheffield S1 2DS
£725 PCM



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FULLY FURNISHED S1- LUXURY 1 BEDROOMED, thoughtfully designed first floor apartment which is appointed to the highest of standards offering contemporary living in the heart of the city. Entrance hall, open plan lounge, LUXURY KITCHEN with appliances, double bedrooms, LUXURY FULLY TILED SHOWER ROOM. Many original features, gas central heating, security entry system. Viewing highly recommended to appreciate the SIZE & QAULITY. NO STUDENTS Available NOW. Energy Rating E.

Applicants will need to prove a minimum combined income of £21750 per annum to pass the referencing affordability.

Important: Credit checks and references will be carried out on applicants 18 and over. If a guarantor is required, credit checks and references will also be carried out.





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		54	78
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		52	8
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 