



**LEWIS
WADSWORTH**
THE WISE MOVE

**11 Park Grange Mount, Sheffield S2 3SP
£550 PCM**



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Part furnished (white goods) S2, A beautiful, two double bedroom DUPLEX apartment set over two floors, situated in this popular location and enjoying panoramic views, easy access to City Centre, via tram or bus. Gas central heating, and double glazing. Having just been decorated this property provides spacious accommodation comprising entrance hall, LARGE OPEN PLAN LOUNGE/KITCHEN with appliances, bathroom with over bath shower & EN-SUITE shower room. Allocated car parking space. Available - NOW, EPC B.

The administration fees for this Property are £200 for a single application, £250 for a joint application, £110 for a guarantor and £90 for any additional applicant.

NALS client money protection scheme: Licence No:A464





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 