



SIMPLE LIFE

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## Princes Gardens, Sheffield, S2

£1,195 PCM

Welcome to Simple Life's Prince's Gardens. Prince's Gardens is situated only 2.5 miles away from Sheffield city centre. 0.25 miles away, there is a regular tram and bus service from Manor Top to Sheffield, with one or the other leaving every 5 minutes. The A57 is just over a mile away, giving easy access to the M1.

The Fir spans 3 floors, perfect for larger families who need that extra bit of space. The Fir offers a large living area towards the back of the property with French windows leading to your private back garden. The front of the property comprises an open-plan kitchen/dining room which is fully-fitted with modern appliances as standard.

The first floor features two double bedrooms and a smaller single bedroom with a family bathroom and store cupboard. Saving the best until last, the second floor features a very desirable master bedroom and en-suite bathroom offering a peaceful getaway.

The site is close to Manor Top, a local shopping and amenity centre and there's also a ready supply of good primary schools and nurseries nearby including St Theresa's Catholic Primary School directly nextdoor to the development and Prince Edwards also within very close proximity of the site. A flower-filled park, situated at the back of the site, is a beautiful feature of this development. Along with the leafy, tree-lined streets, this development will boast a very picturesque setting.

Deposit £1640  
Council Tax: B  
Unfurnished  
Available 7th May 2025

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## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Private back garden
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Blinds in the bedrooms

## Location

