

Flat 138, 201, Porter Brook House, Ecclesall Road, Sheffield, S11 8HW

# Flat 138, 201, Porter Brook Sheffield, S11 8HW

## Description

A well presented, one double bedroom, seventh floor apartment that is situated in the desirable Porter Brook House. The property benefits from no onward chain and will be perfect for a broad range of buyer. With modern fixtures and fittings in all the right places, no issues with cladding (EWS1 form on file if requested) and a decent rental return of £775 per calendar month this is a great investment property and it will also appeal to first time buyers, post grads, final year students needing some peace and quiet to study and also the professional market who want to live somewhere so close to the city and within walking distance of a thriving social scene. The location couldn't get more convenient, on the very edge of the city centre yet also close to the main city hospitals, universities, train station and the many amenities on the cosmopolitan Ecclesall Road and the fashionable neighbourhoods of Sharrowvale and Nether Edge Village.

- South facing balcony.
- 7th floor.
- Excellent EPC rating of C75 helping to keep costly bills down and perhaps providing preferable lending rates for buyers.
- 131 years left on the lease at an annual, combined ground rent and service charge of.....
- Council Tax Band B.
- One generous double bedroom with an interesting, urban outlook.
- Spacious, open plan living.
- Modern fitted kitchen.
- Luxurious bathroom with contemporary sanitary ware framed by elegant tiling.
- Superb location, close to town, Ecclesall Roads fashionable bars and restaurants and the train station.





### Seventh Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 41.1 sq. metres (442.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**Flat 138, Porter Brook House 201**



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