

## 0114 2726006 info@mafstudents.co.uk



# 27 ECCO £116 PPPW

Located in the city centre close to both universities and near all of the best bars, restaurants and shops,

- Access Control
- Amtico Flooring
- Fitted Bathroom
- Fitted Kitchen
- Free Internet Service
- Full CCTV
- Integrated Appliances
- IT & TV Point in Every Room
- Secure Parking Available

This is a new development completed August 2019. This luxury apartment is finished to a very high standard with a fantastic city centre location at the bottom of Ecclesall Road, next to the Waitrose and Wetherspoons!

This apartment has been designed with a spacious open plan living/dining area, fully fitted kitchens with granite worktops and splash backs. All the appliances oven, hob, extractor, fridge freezer, dishwasher and washer/dryer are all integrated and come as standard.

Both bathrooms are fully tiled throughout, finished with Villeroy and Boch fittings so it gives a real luxury feel to the apartment.

The double bedrooms are fully furnished including a bed, floor to ceiling mirrored wardrobes, a desk and chair. In the living/dining area there is Leather sofas, Coffee Table, Breakfast Bar and stools.

This apartment will come with a free Wi-Fi service provided and have Internet and TV points in the bedrooms.

Council Tax Band: C (Sheffield City Council)

#### Kitchen/lounge

w: 3m x l: 8m (w: 9' 10" x l: 26' 3")

The modern kitchen/living area has all integrated appliances. The large kitchen area has full granite worktops and splash backs with has amtico flooring throughout the property. The 50/50 fridge/freezer and washer/dryer and dishwasher are all integrated. The electric built-in-oven and electric hob. The living area has large floor to ceiling windows giving great views of the city. It comes with 2 faux leather 2-seater settees, a coffee table and TV stand. We can also supply you a TV for an additional cost.

#### Bedroom 1

#### w: 2.5m x l: 5.3m (w: 8' 2" x l: 17' 5")

This large bedroom comes furnished with a 4ft Double, Double Wardrobe and Desk & Chair. The bedroom has TV connection and internet point. The bedroom has large floor to ceiling windows giving great views of the city.

#### Bedroom 2

w: 2.5m x l: 5.3m (w: 8' 2" x l: 17' 5")

This large bedroom comes furnished with a 4ft Double, Double Wardrobe and Desk & Chair. The bedroom has TV connection and internet point. The bedroom has large floor to ceiling windows giving great views of the city.

#### **Bedroom 3**

w: 2.5m x l: 5.3m (w: 8' 2" x l: 17' 5")

This large bedroom comes furnished with a 4ft Double, Double Wardrobe and Desk & Chair. The bedroom has TV connection and internet point. The bedroom has large floor to ceiling windows giving great views of the city.

#### Bathroom

w: 1.7m x l: 2.5m (w: 5' 7" x l: 8' 2")

This bathroom hosts a large walk-in shower, toilet, and sink. The bathroom is fully tiled and comes with Villeroy & Boch fittings.

#### Bathroom

w: 1.7m x l: 2.5m (w: 5' 7" x l: 8' 2")

This bathroom hosts a large bath, toilet, and sink. The bathroom is fully tiled and comes with Villeroy & Boch fittings.

#### Viewings

If you would like to book a viewing or request more information. Please email us at: info@mafstudents.co.uk Please call us on 0114 272 6006 Please text us on 07378708508













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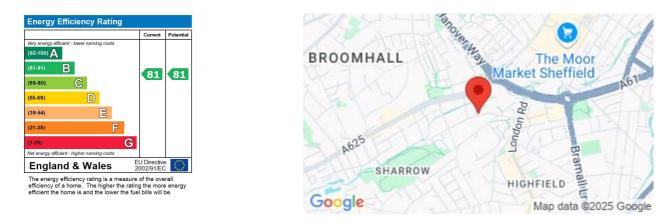


THIRD FLOOR PLAN



Disclaimer

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