



38 ECCO

£117 PPPW

Fourth Floor Luxury 3 Bedroom Apartment; fully fitted Kitchens with Integrated appliances. Two fully tiled bathrooms. Three double bedrooms with all fitted furniture. Excellent location bottom of Ecclesall Road next to Waitrose and Wetherspoons. Close to both Universities in Sheffield

- 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 comes with a free Wi-Fi service provided and have Internet and TV points in the bedrooms. Off road parking is also available.

Kitchen

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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FOURTH FLOOR PLAN

LEGEND	
	Oven & Hob
	Bath
	Shower Cubicle
	Sink
	Toilet
For identification only Not to scale	

Disclaimer:
 "While every reasonable effort is made to ensure that information provided is accurate and up to date, no guarantees for the currency or accuracy of information are made. We assume no responsibility for its accuracy, adequacy or completeness of any information and are not responsible for any errors, or omissions, or the results obtained from the use of such information."

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

