



# Priestley Street / Charlotte Road

, Sheffield, S2 4DD

## Rental £675 pcm

1 bedroom Studio available Now

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\* Furnished

## Situation

\*\*\*BILLS INCLUDED- NO ADMIN FEES\*\*\* Welcome to Royal Riverside, a stunning build student development close to both the University of Sheffield and Sheffield Hallam. Royal Riverside is the perfect solution for students looking for independent living in a student environment. Located just 8 minutes' walk from the new CHINA TOWN Royal Riverside is an ideal home for both UK & international students alike. Often named as one of the safest cities in the UK, there is no better place than Sheffield to live, work and study. Your studio will include:

- All utility bills
- Keep connected with free broadband and WiFi.
- Stunning bathroom.
- Luxury, stylish studio apartments. A sublime space for individuals and couples.
- Double bed
- Secure door fob entry system
- Parcel Storage.
- A LCD TV for your enjoyment.
- Bespoke fully equipped designer kitchen
- Dining table & chairs
- Contemporary work station
- Built-in wardrobe
- Coffee table and sofa

So contact us now to book a viewing and Property Ref: inst-6742

All measurements are approximate.

## Further Information

The deposit required is £778

The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Creation Date: 27/04/2023

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Smart Property Management Ltd, 2023. Smart Property Management Ltd Registered in England No. 05462675