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**Apt 6, Botanical House, 46 Rutland Park**

Sheffield

Offers in Region of **£295,000**

# Apartment 6

Botanical House, Sheffield

Available with no onward chain is this stunning one double bedroom ground floor apartment. The property compromises of an entrance hallway with storage and utility room. Open plan kitchen/living area with high ceilings and featured bay window. One double bedroom with built in wardrobe and a stunning shower room. All are accessed via a central glazed atrium, and all benefit from an exceptional specification as well as generous private parking, CCTV, video entry, landscaped gardens and some with outstanding views into the Botanical Gardens.

Council Tax band: A

Tenure: Leasehold

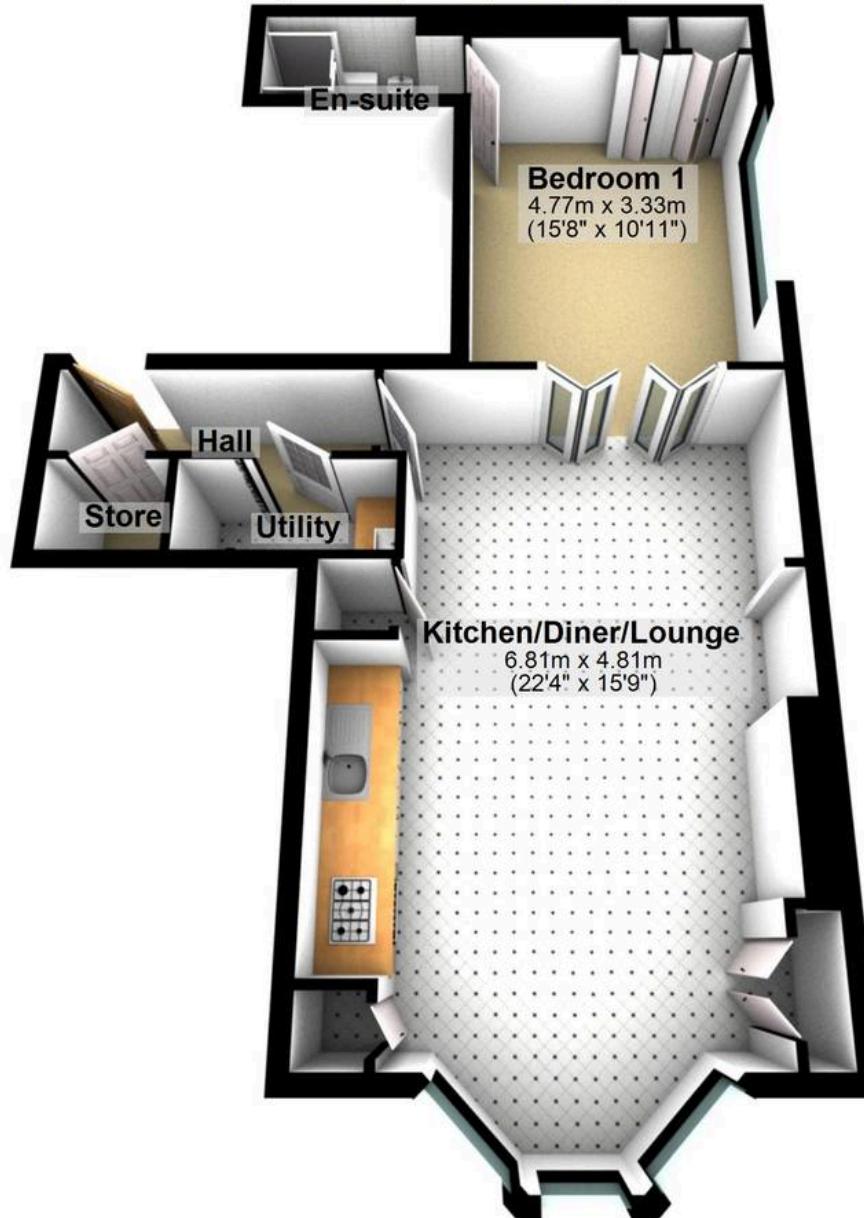
- GROUND FLOOR APARTMENT LOCATED OPPOSITE BOTANICAL GARDENS
- FANTASTIC FINISH THROUGHOUT BOASTING MANY ORIGINAL FEATURES
- ONE DOUBLE BEDROOM
- GATED ALLOCATED PARKING
- EXCELLENT LOCAL AMENITIES
- LEASEHOLD APARTMENT, EPC RATING D AND COUNCIL TAX BAND A
- WALKING DISTANCE TO HOSPITALS AND UNIVERSITIES
- STYLISH BATHROOM AND KITCHEN
- AMPLE STORAGE AND FLOODED WITH NATURAL LIGHT
- AVAILABLE WITH NO ONWARD CHAIN





## Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



Total area: approx. 58.0 sq. metres (623.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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