



DEVONSHIRE POINT

£112 PPPW

Available : 23/06/2025

Suitable for students and working professionals

A 3 bedroom apartments completed to the highest standard with luxury fixtures and fittings.

- Free Internet Service
- Fitted Kitchen
- Integrated Appliances
- Access Control
- IT & TV Point in Every Room
- Amtico Flooring
- Double Glazing
- Fitted Bathroom
- Free Wi-Fi Service

An exciting new development of high quality apartments in an outstanding location just off Devonshire Green & West Street with all amenities & both Universities close at hand.

This 3 bedroom apartment has been constructed to the highest standards with luxury fixtures and fittings including Fully Fitted Kitchen with Granite Worktops & Integral Appliances, Fully Tiled Bathrooms, TV & IT Points in Every Room, Free Broadband, energy efficient Heating and Double Glazing.

This apartment is fully furnished with Double Beds, Wardrobe, Desk & Chair in each bedroom plus Leather Sofa's

Council Tax Band: B

Entrance hall

With video intercom unit, radiator and doors leading off to:

Kitchen/lounge

w: 3.7m x l: 6.6m (w: 12' 2" x l: 21' 8")

Fitted with a range of gloss base and wall units with granite worktops and splashbacks. There are integrated appliances comprising hob, oven, extractor 50/50 fridge freezer, dishwasher, washer dryer and microwave.

The living area is furnished with two sofas, coffee table, dining table and chairs and TV stand. There are large full height front facing double glazed corner windows and two individually controlled radiators.

Bedroom 1

w: 2.2m x l: 5.3m (w: 7' 3" x l: 17' 5")

Furnished with bed, desk, chair and full height fitted wardrobe. There is a front facing double glazed window, individually controlled radiator and TV and IT points.

Bedroom 2

w: 2.2m x l: 5.3m (w: 7' 3" x l: 17' 5")

Furnished with bed, desk, chair and full height fitted wardrobe. There is a front facing double glazed window, individually controlled radiator and TV and IT points.

Bedroom 3

w: 2.2m x l: 5.3m (w: 7' 3" x l: 17' 5")

Furnished with bed, desk, chair and full height fitted wardrobe. There is a front facing double glazed window, individually controlled radiator and TV and IT points.

Bathroom

w: 1.7m x l: 2.4m (w: 5' 7" x l: 7' 10")

A fully tiled room with Villeroy & Boch fittings comprising bath with shower over, concealed flush WC and wash hand basin. Heated towel rail and extractor.

Bathroom

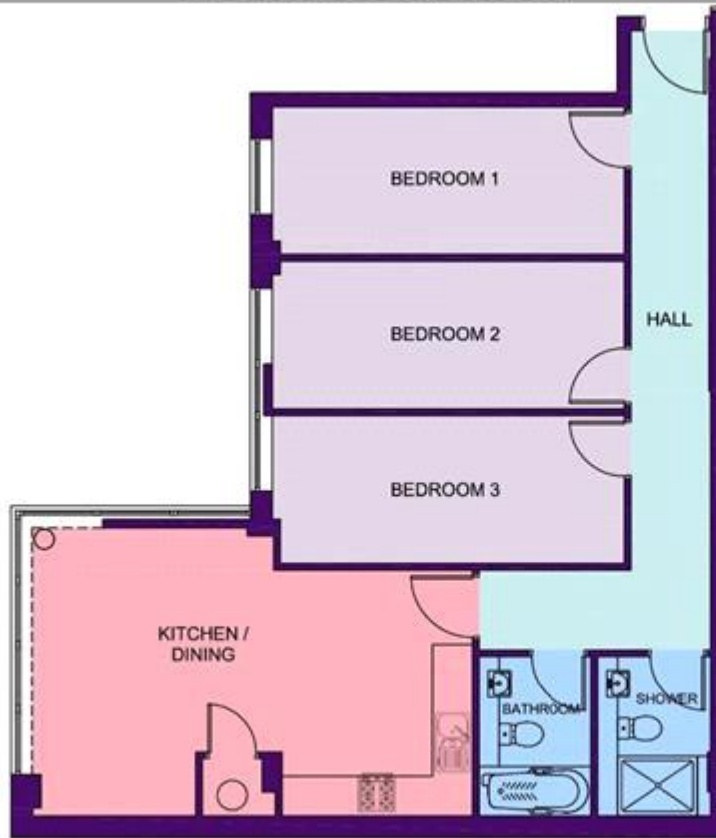
w: 1.7m x l: 2.4m (w: 5' 7" x l: 7' 10")

A fully tiled room with Villeroy & Boch fittings comprising shower cubicle with electric shower, concealed flush WC and wash hand basin. Heated towel rail and extractor.



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10 Devonshire Point, Sheffield



THIRD FLOOR PLAN

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."

LEGEND



For identification only
Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.