

Fitzwilliam Street, Sheffield



Offers in the region of £119,950 Leasehold



- One Bedroom Apartment
- City Centre Development
- No Onward Chain
- Recently Decorated

- Open Plan Living
- Ideal Investment
- Available Furnished
- EPC E 48

CITY CENTRE LIVING AT ITS BEST!

A brilliant opportunity to acquire this one bedroom apartment situated in the heart of the WEST ONE development. This ground floor apartment would make a brilliant first home or a shrewd addition to any investment portfolio due to it's ever popular location, open plan layout and modern interior. The apartment benefits from open plan kitchen diner with breakfast bar, double bedroom and modern bathroom.

Location

The West One development is located adjacent to Division Street in the heart of the City Centre and benefits from fantastic onsite bars, restaurants and on-site international supermarket as well as being only minutes away from West Street and local transport links.

Open Plan Kitchen/Lounge

The modern, open plan kitchen is perfect for social cooking and is comprised of an attractive range of wall and base units in grey and black finishes, complimented by granite effect worktops over with opaque glass splashbacks. The kitchen features integrated fridge, freestanding washing machine, stainless steel oven with matching canopy over a ceramic electric hob. This stunning open plan space is divided into clear cooking and living areas due to the addition of a wooden breakfast bar with space for four chairs. The lounge areas benefits from dual aspect and large windows that flood the room with natural light. Good quality laminate flooring is present throughout with recessed spotlights in the kitchen and wall lighting in the living area. Wall mounted electric panel heaters.

Bedroom

Well proportioned double bedroom that is neutrally decorated with neutral carpeting throughout. The room easily accommodates the current furniture including double bed and freestanding double wardrobe. Recessed spotlighting throughout and wall mounted electric panel heater.

Bathroom

Impressive modern bathroom that benefits from full tiling throughout to walls and floor. The white suite

consists of bath with thermostatic shower over and glass screen, wall mounted sink with chrome mixer tap including recessed storage area behind and wall mounted mirror, toilet and heated electric towel rail.

Additional Information*

- Potential Rent: £600.00 pcm
 - Tenure: Leasehold
 - Lease until: TBA
 - Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>)
 - Service Charge: TBA
 - Ground Rent: TBA
 - Central Heating: Electric
 - Glazing: Double
- *Advised by Vendor

Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



BELVOIR!

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APPROXIMATE GROSS INTERNAL AREA = 55.5 SQ M / 597 SQ FT



GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 73 |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 63 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |