WHITEHORNES
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

307 west one central, Sheffield

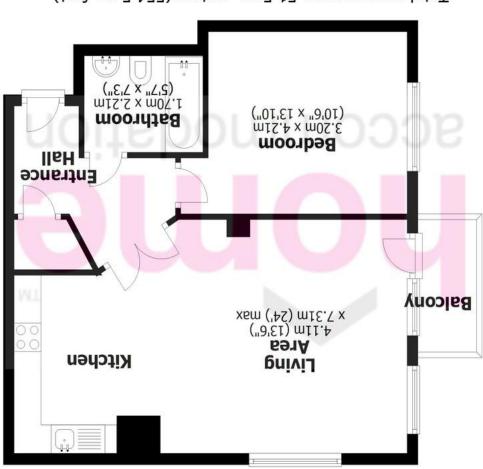Floor plans are for identification purposes only. All measurements are approximate.
Plan produced using PlanUp.

Ground Floor
Approx. 51.5 sq. metres (554.5 sq. feet)

Total area: approx. 51.5 sq. metres (554.5 sq. feet)

Kitchen

Living Area
4.11m (13'6")
x 7.31m (24') max

Balcony

Entrance Hall

Bathroom
1.70m x 2.21m
(5'7" x 7'3")

Bedroom
3.20m x 4.21m
(10'6" x 13'10")

Energy Efficiency Rating

England & Wales
EU Directive
2002/91/EC
WWW.EPC4U.COM

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	78	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

12 Fitzwilliam Street | Devonshire Quarter | Sheffield | S1 4JN   Property Tenure: Leasehold

Perfect for investors is this stylish and modern one bedroomed apartment. In an unbeatable City Centre location, with all of Sheffield's many shops bars and restaurants within easy walking distance this property offers a versatile range of accommodation that would suit any buyer. Sold with no onward chain and benefiting not only from its central location but also gated off road parking, stunning views and private outside space. The property briefly consists of entrance hallway, large open plan living space, balcony, two double bedrooms (one with en-suite) and family bathroom. Outside is a communal garden and gated parking. The property is to be sold with a sitting tenant.

PROPERTY FEATURES

- ONE BEDROOMED APARTMENT
- AVAILABLE WITH NO ONWARD CHAIN
- HEART OF DEVON SHIRE QUARTER
- VIEWING ADVISED
- PERFECT FOR THE INVESTOR OF FIRST BUY
- CLOSE TO ALL CENTRAL SHEFFIELD AMENITIES
- EASY ACCESS TO UNIVERSITY
- LIFT ACCESS TO ALL FLOORS
- STYLISH AND MODERN THROUGHOUT
- LEASEHOLD WITH 131 YEARS REMAINING £150 PA COUNCIL TAX BAND A £1,369.21

OFFERS IN REGION OF £125,000