

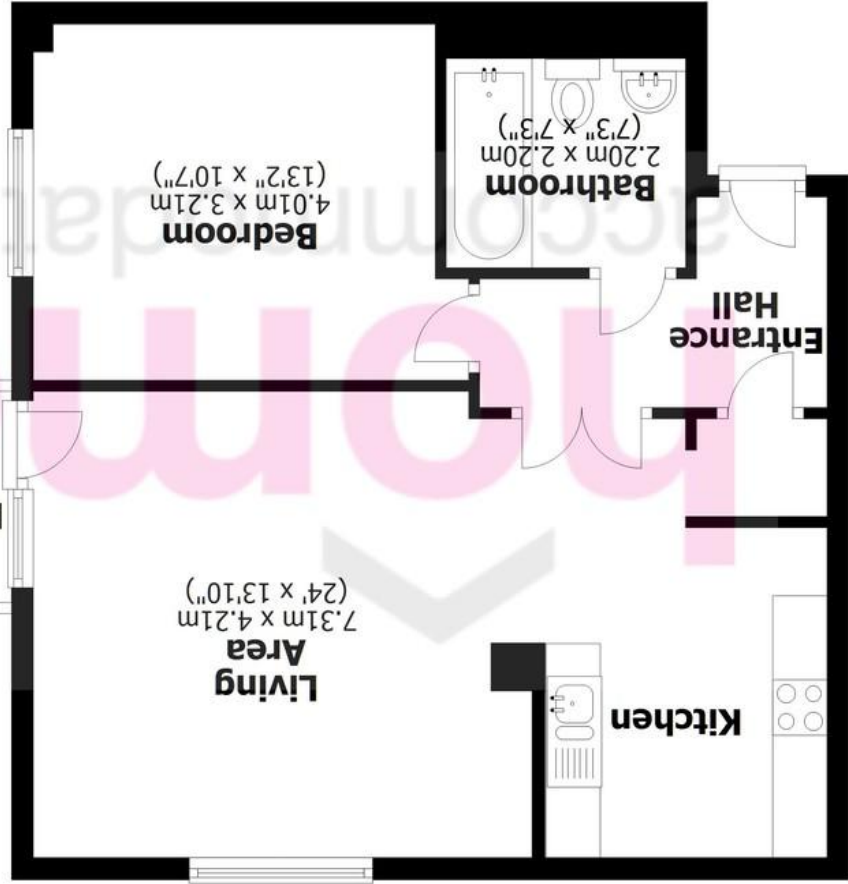
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	85

West One Peak, 307

Total area: approx. 52.9 sq. metres (569.9 sq. feet)
Floor plans are for identification purposes only. All measurements are approximate.
Plan produced using PlanUp.



Third Floor
Approx. 52.9 sq. metres (569.9 sq. feet)





15 Cavendish Street | Devonshire Quarter | Sheffield | S3 7SR

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

