



18 Fitzwilliam Street, Sheffield S1 4JQ

£700 Per Calendar Month

SK Estate Agents are pleased to offer for rent this fully furnished, one bedroom, second floor apartment in the popular development of West One. Located in the heart of Sheffield City Centre this apartment is well served by a large number of local amenities and benefits from an excellent position close to the vibrant and cosmopolitan area of West Street and Devonshire Green. In brief the property comprises; hallway, open plan living/dining/kitchen area, modern bathroom and master bedroom. An early viewing is advised to avoid disappointment. No Parking, no pets, no sharers, no students.



Entrance

Entry through wooden door into hallway. Having laminate flooring, secure entry intercom system, recessed ceiling spotlights, electric wall mounted heater and storage cupboard housing the water heater.

Living Area

Bright and airy open plan space with front facing UPVC double glazed door leading to an external private balcony. Having laminate flooring, wall mounted electric heater, recessed ceiling spotlights, wall mounted feature lighting and furniture included as follows; double sofa, single armchair, footstool, coffee table, rug, desk and chair, curtains and glass fronted cabinet.

Kitchen/Dining Area

Modern and practical kitchen incorporating a dining area. Having a good range of wall and base units with contrasting counter tops, one and a half bowl stainless steel sink with drainer and mixer tap, integrated fridge/freezer, integrated washing machine, electric fan oven and electric hob, stainless steel extractor unit, tiled splash backs and counter top spot lighting. Also benefits from table and 2 dining chairs and white goods including; toaster, microwave and kettle.

Bedroom

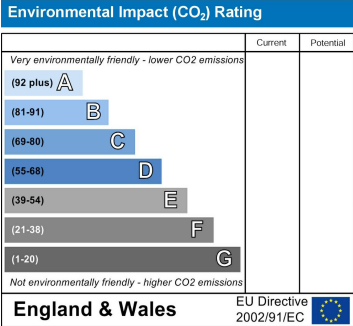
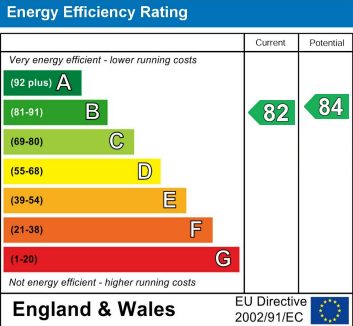
Good sized double bedroom with front facing UPVC double glazed window, laminate flooring, recessed ceiling spot lighting and wall mounted electric heater. Included furniture comprises; double bed with mattress, two bedside drawer units, double wardrobe, chest of drawers, bedside lamp and curtains.

Bathroom

Modern bathroom fitted with a matching three piece suite, comprising bath with shower over, wall mounted hand basin with mixer tap and mirror over, wall mounted low flush WC with hidden cistern, tiled walls, heated chrome towel rail, recessed glass shelving with feature spotlighting and chromed toilet roll holder.

Outside

The development is served by a 24 hour concierge service with this second floor property being served by both communal lifts and stairs.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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