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City Lofts, 7 St Pauls Square, City Centre,
Sheffield, S1 2LL

BELVOIR!

OIRO £175,000



Key Features

- > Luxurious 2 Bedroom Apartment
 - > 18th Floor
- > Open Plan Living/Dining space
 - > En Suite Shower room
- > Stunning Views across the city
 - > 24 Hour Concierge Service
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir! Sheffield are pleased to offer for sale this FANTASTIC two bed apartment in the landmark building "CITY LOFTS ST PAULS". Located on the 18th floor this property has magnificent views of the city.

The apartment is furnished to a high standard, and all included within the sale. This is an ideal investment or residential apartment and is offered at a discounted price.

CASH OFFERS ONLY AS REMEDIAL WORKS REQUIRED FOR EWS1



Location: 7 St Paul's Square is located in the heart of the city on the doorstep of some of the best restaurants and bars being just a stones throw from Smoke BBQ, Cosmo and Pizza Express. Local mini markets are close by and the Crucible and Lyceum Theatres, and the train station are an easy walk.

Communal Entrance: One of the most impressive reception areas in all of the City Centre residential developments with comfy seating and plants. Access is via an electronic security key and the development has the benefit of a 24 hour concierge service. Additional security gives access to the lifts to the 5th floor.

Kitchen Area: Whilst the living room and kitchen are open plan the position of the kitchen is designed to make the most of this sociable space. Integrated into the high gloss units are a dishwasher, fridge, freezer and oven. The seamless, stone effect, solid surface countertop with inset sink is truly stunning and the glass hob adds to the minimalist streamlined look.

Living/Dining Area: Floor to ceiling double windows with dual action tilt and slide patio door bring light and air into the apartment. The stunning walnut effect real wood floor is tastefully complemented with a neutral colour scheme and dimmable lighting.

Bedroom One: A great sized double room with built in sliding wardrobes and a floor to ceiling windows. A door gives access to the en-suite.

En-Suite: Superb wet-room style en-suite. Floor to ceiling marble effect tiles look stunning against the full width cabinet in walnut effect with sliding mirror doors. Huge rainfall shower head over a super spacious walk in shower.

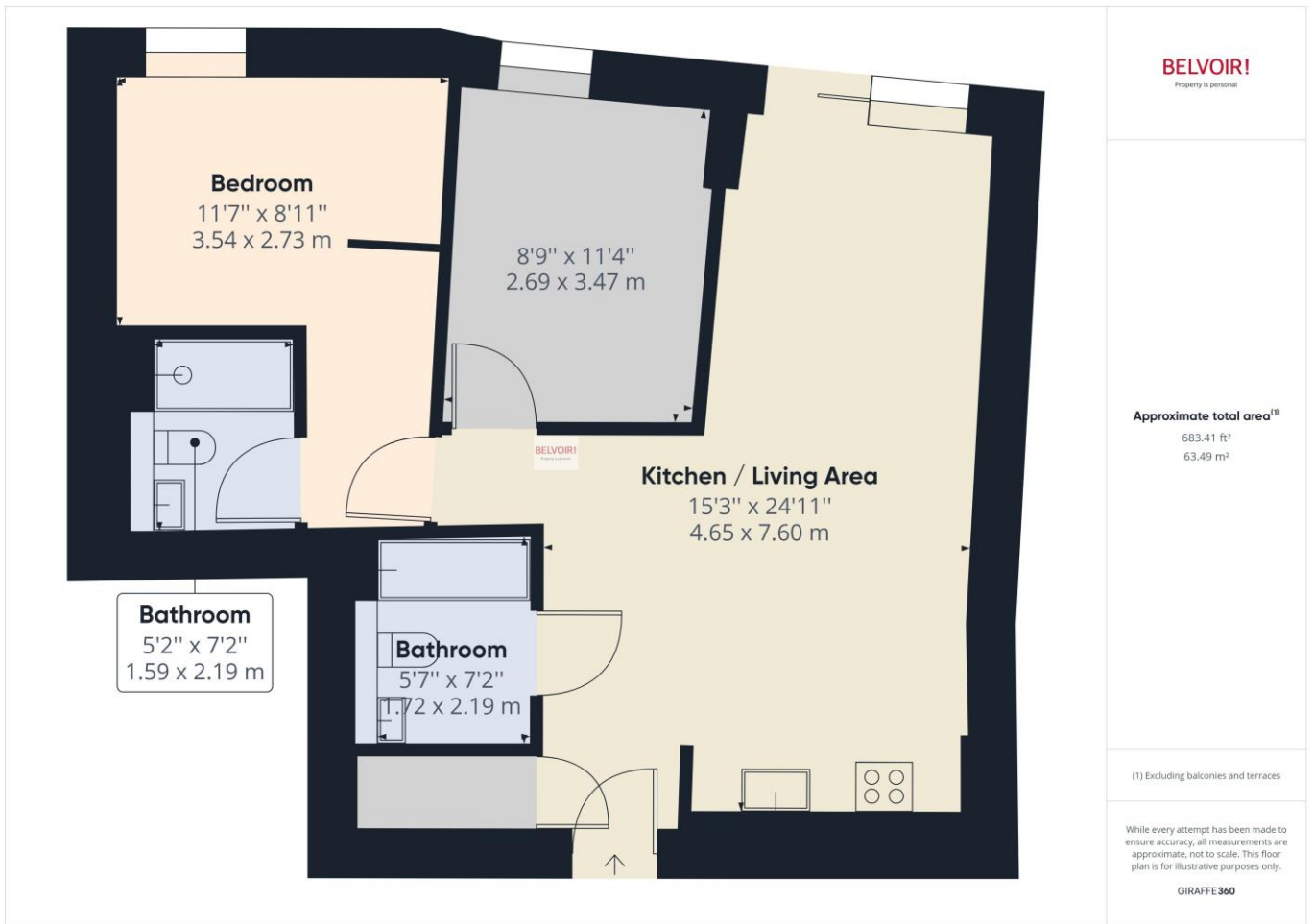
Bedroom Two: Good sized double room with floor to ceiling window.

Bathroom: Fabulous bathroom with superb bath, shower over, floating WC with slow close lid. Full width cabinet with mirrored cabinet.

Additional Information: *Lease end date 12/3/2256 *Service Charge approx. £200 Per month. Annual Ground Rent £457.26. *Council Tax Band D *As Advised by Vendors

CASH OFFERS ONLY: The building is currently awaiting remedial works in order to obtain the EWS1 with the rating required for mortgage lending. Funding has been approved by the government for the remedial works and are set to commence in 2024.

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.



Contact us today to arrange a viewing...

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