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The Warehouse, Victoria Quays, Wharf Street, Sheffield, S2 5SY

**BELVOIR!**

OIRO £250,000



### Key Features

- > Set over 3 floors
- > Fantastic canal-side location
  - > Permit Parking included
- > Heating & hot water provided by Sheffield District Energy
  - > 2 Double bedrooms
  - > Luxury bathroom
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this superb WAREHOUSE CONVERSION on the third floor with lift access set across the top 3 floors!

Packed with original features, exposed brick, wooden beams & large, vaulted ceiling.

Don't miss out on this unique 2 bed property with large living areas, located on the canal side at Victoria Quays in a Grade II\* Listed Building. Permit Parking included.

\*Early viewing advised\*



**Hallway/W.C.:** With intercom receiver and door leading to the downstairs toilet with W.C. and sink with cupboard housing the water cylinder.

**Living Area:** Double doors from the hallway lead to the grand living area having ample space for living and dining areas. With exposed brickworks, double height vaulted ceiling, cast iron pillar and beautiful exposed beams keeping the character of the original building alive.

**Kitchen Area:** Comprising a range of modern wall and base units with under unit lighting, integrated appliances such as fridge freezer, extract fan, hob, oven and microwave and there is a breakfast bar with stools for dining.

**Bedroom One:** Large double bedroom with sloped roof and 2 Velux windows letting in lots of natural light.

**Bathroom:** Stunning family bathroom comprising of 'his and hers' sinks with storage below, freestanding bath, W.C., and enclosed shower cubicle.

**Bedroom Two:** Large double bedroom with sloped roof and 2 Velux windows and a large storage area.

**Location:** This fabulous building which is converted from a former grain warehouse is ideally located within walking distance to Sheffield City Centre and many shops along with eateries around Victoria Quays and has fabulous transport links being very close to Sheffield Train station and the M1 motorway. Monthly Quayside Market & Pollen Inner City Flower Market on the doorstep, as well as food halls within walking distance.

**Important Information:** Central Heating and Domestic Hot Water is heated via Sheffield's District Energy supply – cost is included in service charges and shared between all leaseholders.

Info - <https://www.sheffield.veolia.co.uk/DistrictEnergy>

FAQ - <https://www.sheffield.veolia.co.uk/dealing-waste/district-energy-sheffield-heat-network/district-energy-network-faqs>

**Additional Information:** \*Lease end date 09/06/2992 \*Service Charge £2,660 per annum \*Ground Rent £100 per annum \*Council Tax Band D \*As advised by Vendors

**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...

# BELVOIR!

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