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West one City, 10 Fitzwilliam Street, City  
Centre, Sheffield, S1 4JF

**BELVOIR!**

OIRO £180,000



### Key Features

- > Stunning Two Bedroom Apartment
  - > En Suite Bathroom
  - > Third Floor
- > Popular West One Development
  - > Ideal First Time Buyer or Investment purchase
- > Secure Parking Space Included
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this stunning two-bedroom third floor apartment located in the very popular West One development in the heart of Sheffield City Centre.

It comes with a secure parking space and is sold with VACANT POSSESSION or a tenant in situ in contract until October 2024 paying £1000 per month.

\*EWS1 with B1 rating available\*



The accommodation briefly consists of:-

Spacious entrance hallway with intercom handset and large storage cupboard.

Double doors leading to a beautiful large spacious open plan living/dining/kitchen area with patio doors giving access to a balcony. The kitchen has a good range of wall and base units with integrated oven, hob and extract fan and free standing fridge freezer.

There are 2 good size double bedrooms with one having an en-suite shower room with WC, sink, enclosed shower and white towel radiator.

There is also a good-sized family bathroom consisting of WC, sink and bath with shower over.

The property has a secure intercom system with fob access. The shared communal grounds are well maintained, and the property is perfectly placed for all amenities, local transport and the universities and hospitals.

### Additional Information

\*Service Charge £2,056 Per annum \*Ground Rent £150 Per annum \*Lease expiry 31/03/2153 \*Tenant in situ paying £1000 per month until 16/10/2024 – can be served notice should buyer want to reside in property \*Council Tax Band C \*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



Contact us today to arrange a viewing...

# BELVOIR!

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