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

**BELVOIR!**

Offers in excess of £140,000



### Key Features

- > Fantastic Canal Side Location
- > One Bedroom Duplex Apartment
  - > Listed Building Grade II\*
  - > Beautiful Original Features
  - > Permit Parking Included
- > Heating & Hot Water provided by Sheffield District Energy
  - > Tenure: Leasehold
  - > EPC rating TBA

Belvoir Sheffield are pleased to bring to the market this beautiful duplex apartment in a stunning WAREHOUSE CONVERSION on the third floor with lift access and Permit Parking included!

Packed with original features, exposed brick and wooden beams. Don't miss out on this unique one bed property located on the canal side at Victoria Quays in a Grade II\* Listed Building.





The property briefly comprises of entrance hallway with intercom, living/dining room with exposed brick wall and 5 Velux roof windows allowing lots of natural light and a newly renovated kitchen which comes with integrated fridge, freezer, oven, hob and free-standing washing machine included within the sale. The water cylinder is housed in a cupboard next to the kitchen area. Upstairs there is a double bedroom with sloped roof and exposed beams keeping the character of the building alive. There is a door from the bedroom which is access to the fire escape corridors. The bathroom consists of a large, enclosed shower, W.C., sink and Chrome towel rail with fully tiled walls and floor.

This fabulous building which is converted from a former grain warehouse is ideally located within walking distance to Sheffield City Centre along with many shops and 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 charge, 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 09/06/2998 \*Service Charge £2,558 per annum including heating and hot water costs \*Ground Rent £100 per annum \*Council Tax Band B \*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!

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

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