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Metis, City Centre, Sheffield, S3 7AT

BELVOIR!

OIRO £129,995



Key Features

- > Beautiful Views of the City
- > Allocated Parking Space
- > En-Suite Shower Room
- > Spacious Two Bedroom Apartment
- > Tenth Floor with Lift Access
- > Tenant in Situ paying £1000 per month
- > Tenure: Leasehold
- > EPC rating C

Belvoir! Sheffield are delighted to offer for sale this light and airy two bedrooomed, tenth floor apartment with balcony and allocated parking space.

This well-presented dual aspect apartment has fabulous views of the city and is sold with a tenant in situ paying £1000 per month

****EWS1 with B1 rating available****



Hallway: Spacious hallway with storage cupboard housing washing machine and water cylinder.

Living / Kitchen Area: Beautifully presented dual aspect living area with patio doors leading to a good size balcony with stunning views of Sheffield City Centre including the Cathedral. With intercom receiver, space for a dining table and a range of wall and base units in the kitchen area with integrated oven, hob and extract fan.

Bedroom One + En-Suite: Larger than average double bedroom with en-suite shower room consisting of enclosed shower, sink, W.C. and towel rail.

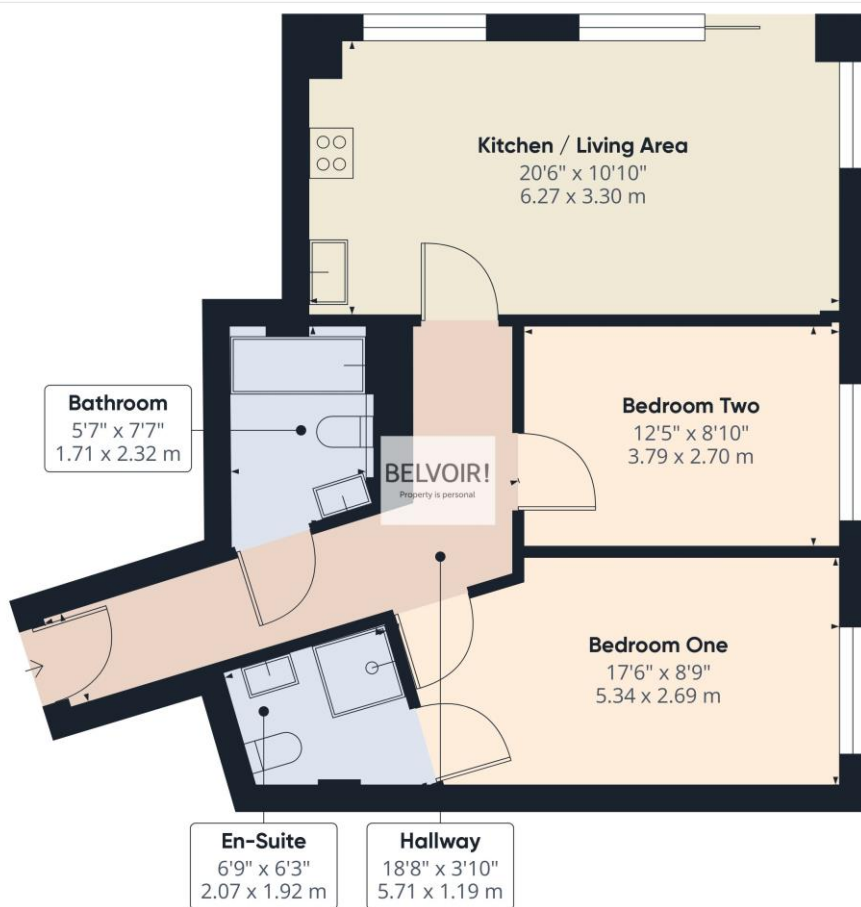
Bedroom Two: Spacious double bedroom with fantastic views of the city.

Bathroom: Family bathroom consisting of bath with shower over, sink, W.C and towel rail.

Location: Located in the heart of Sheffield city centre just a short walk from Cathedral Quarter, Sheffield Universities and Hospitals. With an array of amenities such as shops, bars and restaurants close by and fantastic transport links including the SuperTram Network and Sheffield Train station.

Additional Information: • Tenant in situ in contract until September 2025 paying £1000 PCM • Leasehold: 250 years from 1st January 2006 • Ground rent £150 Per annum (The ground rent increases after the first 25 years and then every ten years of the term and is index linked) • Service Charges £2,211.72 • Council Tax Band: C (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Central Heating: Electric • Glazing: Double

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.



Approximate total area⁽¹⁾
651.33 ft²
60.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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