



## West One Panorama, 18 Fitzwilliam Street, City

Offers in excess of £220,000



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Leasehold | EPC rating: C

- Luxurious Penthouse Apartment
- Two Balconies with Spectacular Views

- Secure Undercroft Allocated Parking Space Included
- En Suite Shower Room & Main

# BELVOIR!

Property is personal

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## Description

Belvoir Sheffield are delighted to present this exceptional 9th-floor, larger-than-average two-bedroom penthouse apartment, offering stunning city views and a unique opportunity for buyers. Located in the sought-after development of West One, this spacious apartment features two generously sized bedrooms, an expansive open-plan living and kitchen area, including a stylish kitchen island, two private balconies with panoramic cityscape views and an allocated parking space.

With a potential rental income of £1,300+ per month, this property is ideal for both owner-occupiers seeking city-centre living and investors looking for strong returns. Don't miss the chance to secure this rare penthouse opportunity in the heart of Sheffield.

**\*\*Early viewing is advised\*\***

This stunning apartment offers spacious, modern living in a sought-after development in the heart of Sheffield. The accommodation includes a generous entrance hall with an intercom handset and a storage cupboard housing the water cylinder. The bright and airy open-plan living/dining area boasts large windows and patio doors leading to a sizable private balcony with breathtaking city views. The stylish kitchen features a central island and a full range of integrated appliances, including a fridge-freezer, oven, hob with extractor, newly installed dishwasher and washing machine.

The master bedroom benefits from a walk-in wardrobe, private balcony access with impressive views, and a sleek en-suite shower room. A second double bedroom and a contemporary family bathroom—with bath, W.C. and sink complete the accommodation. One undercroft allocated parking space is included within the sale.

Recent upgrades from the sellers include Wi-Fi controlled electric heaters, new towel rails in the bathrooms, new flooring in the living area and upgraded air ventilation system.

This popular development benefits from 24-hour concierge, secure entry system, and landscaped communal gardens.

Located just minutes from West Street and Division Street, the apartment is ideally placed for access to bars, restaurants, shops, universities, hospitals, and excellent transport links including the Sheffield SuperTram train station.

## Photographs



### Additional Information

- Leasehold: 150 years from 5th July 2004
  - Ground Rent £150 per annum
  - Service Charges £3,397 for 2025
  - Council Tax Band: D (go to <http://cti.voa.gov.uk/cti/inits.asp>)
  - Central Heating: Electric
  - Glazing: Double
- \*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.

## More photographs



Floorplan



Map

