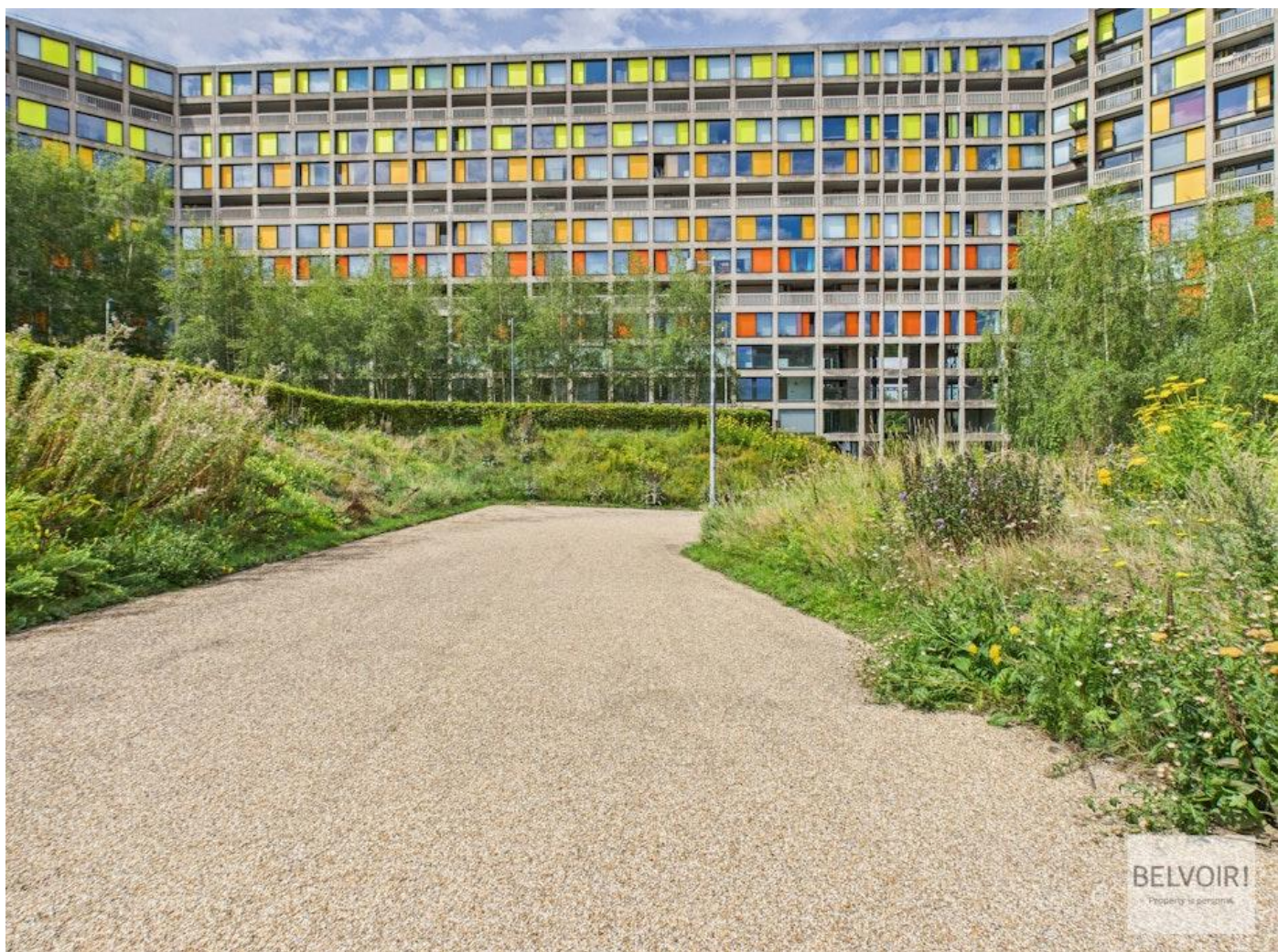




1  1  1 

Hague, South Street, Sheffield, S2 5AS

BELVOIR!

OIRO £185,000



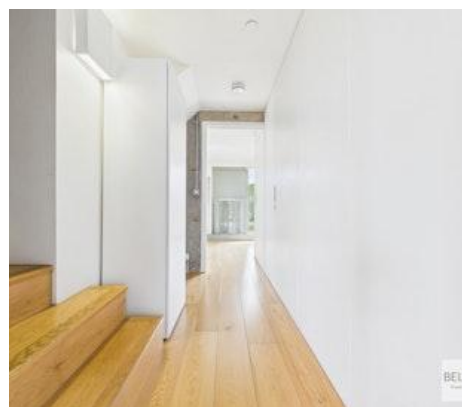
Key Features

- > Duplex
- > Open Plan Living
- > Iconic Building
- > Location
- > Modern Amenities
- > Tenure: Leasehold
- > EPC rating B

Belvoir is delighted to offer this exceptional one bedroom duplex apartment, set within one of Sheffield's most iconic listed buildings.

Boasting striking architectural features and a prime central location, this unique property perfectly blends historic character with contemporary design.

Viewing is highly recommended - opportunities like this are few and far between!



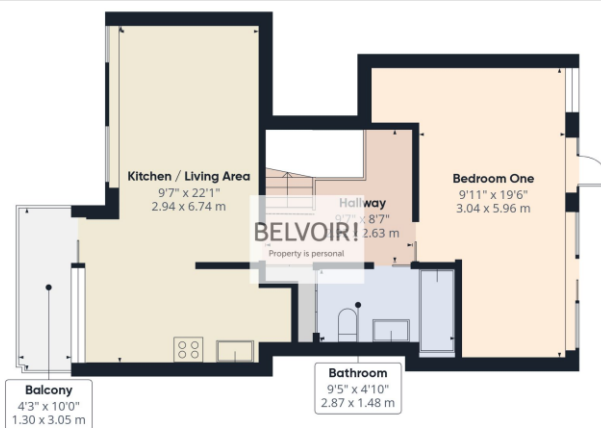
Step into a spacious open-plan living and kitchen area, flooded with natural light through the stunning floor-to-ceiling glazing. The apartment showcases exposed concrete walls, adding industrial charm and a modern edge. The sleek kitchen offers ample space for entertaining, while the generously sized double bedroom and luxurious bathroom ensure comfort and privacy. Additional highlights include:

Panoramic city views from both levels, underfloor heating throughout for year-round comfort, a bright, airy duplex layout that maximises space and light.

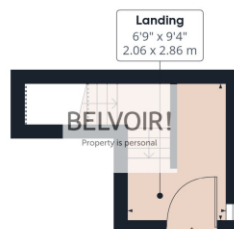
Located in the heart of Sheffield, with amenities, shops, restaurants, and transport links all on your doorstep. Ideal for professionals, investors, or anyone seeking stylish city-centre living in a rare and characterful property.

Additional Information: *Lease remaining: 233 years *Service Charge £2200 per annum *No Ground Rent
*Council Tax Band A *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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

647 ft²
60.1 m²

Balconies and terraces

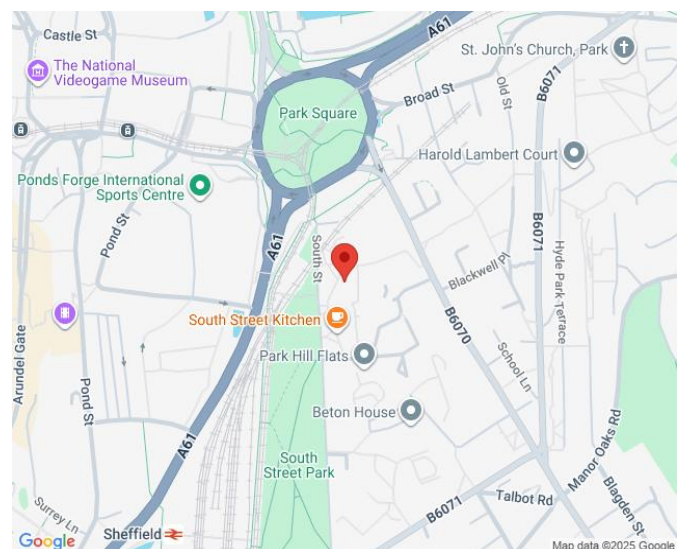
42 ft²
3.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/sheffield

0114 252 5215