



226 City Lofts, 7 St. Pauls Square, City Centre, Sheffield, S1 2LL



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City Centre

Guide Price

£180,000

GUIDE PRICE £180,000-£190,000

Located on the 20th floor of this iconic building, this stunning and modern two bedroom apartment enjoys panoramic views of Sheffield from every aspect and is for sale with no onward chain.

The accommodation briefly comprises: Entrance hallway with secure intercom entry system and large store cupboard. A spacious, bright and airy kitchen, living, dining area provides an excellent space to host having a range of modern contemporary units and integrated appliances. The main bathroom has a bath with shower over, wash basin and W.C with stylish tiling to the wet areas. Two double bedrooms, both with floor to ceiling windows and the master benefitting from an en suite shower room and fitted wardrobe.

City Lofts is an exclusive and iconic building in the heart of Sheffield within walking distance of the Peace Gardens, various shopping facilities, regular transport links, the train station and easy access to the Peak District.

On site there is a residents roof top garden for the new owners to enjoy and the option to rent a parking space nearby. There is also an on site concierge and elevator to all floors.

Note - the development is currently EWS1 rating B2 hence cash offers are preferred. However, we as Agents are informed by the sellers, that there is a schedule of works planned to start in Autumn 2024 to improve the rating and any potential buyer should do their own due diligence/research before making an offer if reliant on a mortgage.



- Stunning Modern City Living Apartment
- Two Double Bedrooms
- Two Bathrooms
- Well Presented And Spacious Throughout
- On Site Concierge
- Breathtaking panoramic views from large corner window
- EPC Rating: B
- Council Tax: D
- Tenure: Leasehold
- Viewing Via Banner Cross Office







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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