





226 City Lofts, 7 St. Pauls

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.



• Two Double Bedrooms

• Two Bathrooms

• Well Presented And Spacious Throughout

• On Site Concierge

• Breathaking panoramic views from large corner window

• EPC Rating: B

• Council Tax: D

Tenure: Leasehold

Viewing Via Banner Cross Office



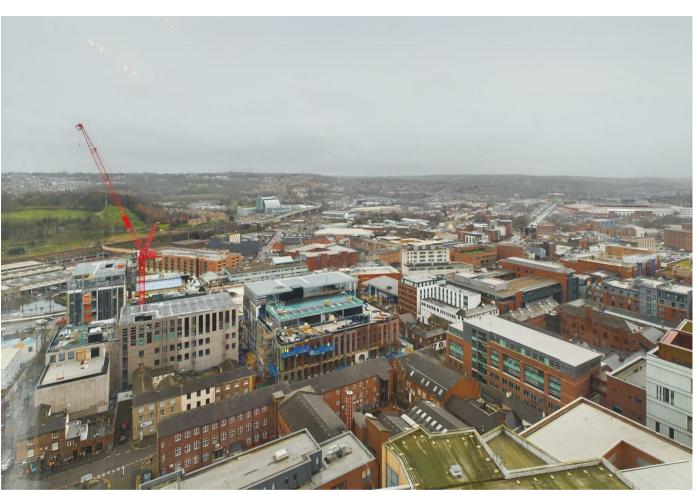


















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