



Metis Scotland Street, Sheffield S3 7AQ

welcome to

Metis Scotland Street, Sheffield

An excellent apartment in Sheffield's City Centre offering generous living accommodation throughout. With one good-size bedroom, open plan living space and a balcony. You don't want to miss out on this perfect opportunity.

Cloakroom

With a water tank, space for a washer and fuse board.

Kitchen/Lounge

23' 5" maximum x 11' 10" maximum (7.14m maximum x 3.61m maximum)

With an integrated hob and oven, an extractor and dishwasher. Additionally there is freestanding fridge freezer, an island, a GCH radiator and electric radiator. Access to rear balcony.

Bedroom One

12' 7" maximum x 9' 11" maximum (3.84m maximum x 3.02m maximum)

With a rear facing window and electric radiator.

Bathroom

With a shower over bathtub, a towel radiator and sink basin.





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welcome to

Metis Scotland Street, Sheffield

- A MODERN ONE BEDROOM APARTMENT
- LOCATED IN SHEFFIELD CITY CENTRE
- OPEN PLAN LIVING ACCOMMODATION WITH A BALCONY
- WELL-PRESENTED THROUGHOUT
- EASY ACCESS TO UNIVERSITIES AND AMENITIES

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107127 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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