



City Point Solly Street, Sheffield S1 4BP

welcome to

City Point Solly Street, Sheffield

Presenting a cosy one bedroom upper floor apartment located within Sheffield City Centre. Offering excellent living accommodation throughout, close to local amenities and transport links this is an opportunity not to be missed.

Main Entrance

With the main entrance door, a double built-in store cupboard and an electric heater.

Lounge/Diner

14' 4" maximum x 25' 6" maximum (4.37m maximum x 7.77m maximum)

With double glazed sliding patio doors to the balcony, laminate flooring, inset ceiling spotlights and an open square arch leading to the kitchen.

Kitchen

5' 7" x 8' 4" (1.70m x 2.54m)

With a matching range of base/wall/draw units, a work surface which incorporates a four ring electric hob with overhead stainless steel extractor, a stainless steel splashback and TDA oven. A sink unit with hot/cold mixer tap, inset ceiling spotlights and matching flooring to the lounge/diner.

Bedroom One

14' 10" x 10' 7" (4.52m x 3.23m)

With a double glazed window, an electric storage heater and inset ceiling spotlighting.

Bathroom

With a white low flush w/c, wall mounted hand wash basin, a wood grain effect panel bath with mains shower and shower screen. Part tile walls, wall mounted towel heater rail and inset ceiling spotlights.





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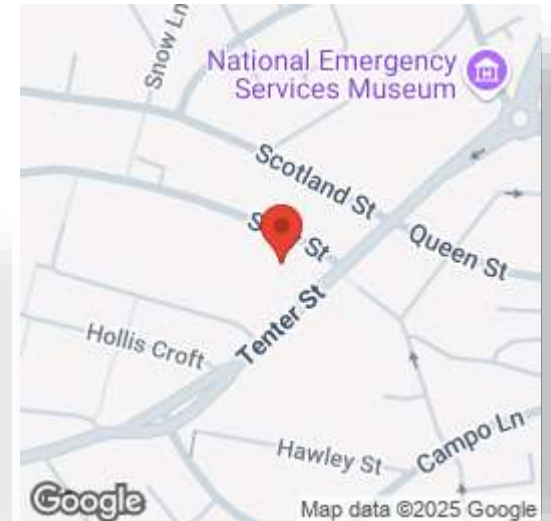
- ONE BEDROOM APARTMENT
- LOCATED WITHIN THE HEART OF SHEFFIELD CITY CENTRE
- EXCELLENT LIVING ACCOMMODATION THROUGHOUT
- CLOSE TO SHEFFIELD UNIVERSITIES AND ROYAL HALLAMSHIRE HOSPITAL
-

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107486 - 0003

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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