



Queens Buildings Queen Street, Sheffield

welcome to

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William h brown presents an amazing opportunity. A one bedroom apartment in Sheffield City Centre offering a modernised kitchen/lounge, a good-size bedroom and an en-suite.



Reception Hall

With a secondary glazed window to the front elevation and built-in airing cupboard.

Lounge/Kitchen

14' 2" maximum x 14' 6" (4.32m maximum x 4.42m)

With two secondary glazed windows to the front elevation, two secondary glazed windows to the rear elevation and a radiator. A range of grey base/wall/draw units, with two wall units to either side of the stainless steel cooker extractor, a work surface which incorporates a stainless steel sink unit, a four ring electric hob with an oven beneath and an integrated washing machine.

Bedroom One

8' 1" plus wardrobe recess x 13' 3" (2.46m plus wardrobe recess x 4.04m)

With a secondary glazed window to the front elevation and built-in airing cupboard.

En-Suite

With a secondary glazed window to the side elevation, a single radiator, a white low flush w/c, a wall mounted handwash basin, a shower cubical with mains shower, part tiled walls and tiled floor.



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- ONE BEDROOM APARTMENT
- LOCATED WITHIN THE SHEFFIELD CITY CENTRE
- MODERN LIVING ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- EASY ACCESS TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 May 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107575 - 0006

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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