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HERE TO GET *you* THERE

Apartment 26, Atlantic One St Georges Walk, Sheffield, S3
7AD

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Asking Price £105,000

Nestled in the vibrant heart of Sheffield, Atlantic One on St. Georges Walk presents an exceptional opportunity to acquire a modern one-bedroom flat. This property is ideally located, just a stone's throw from Sheffield University, the Central Hospitals, and the bustling City Centre, making it perfect for both professionals and students alike.

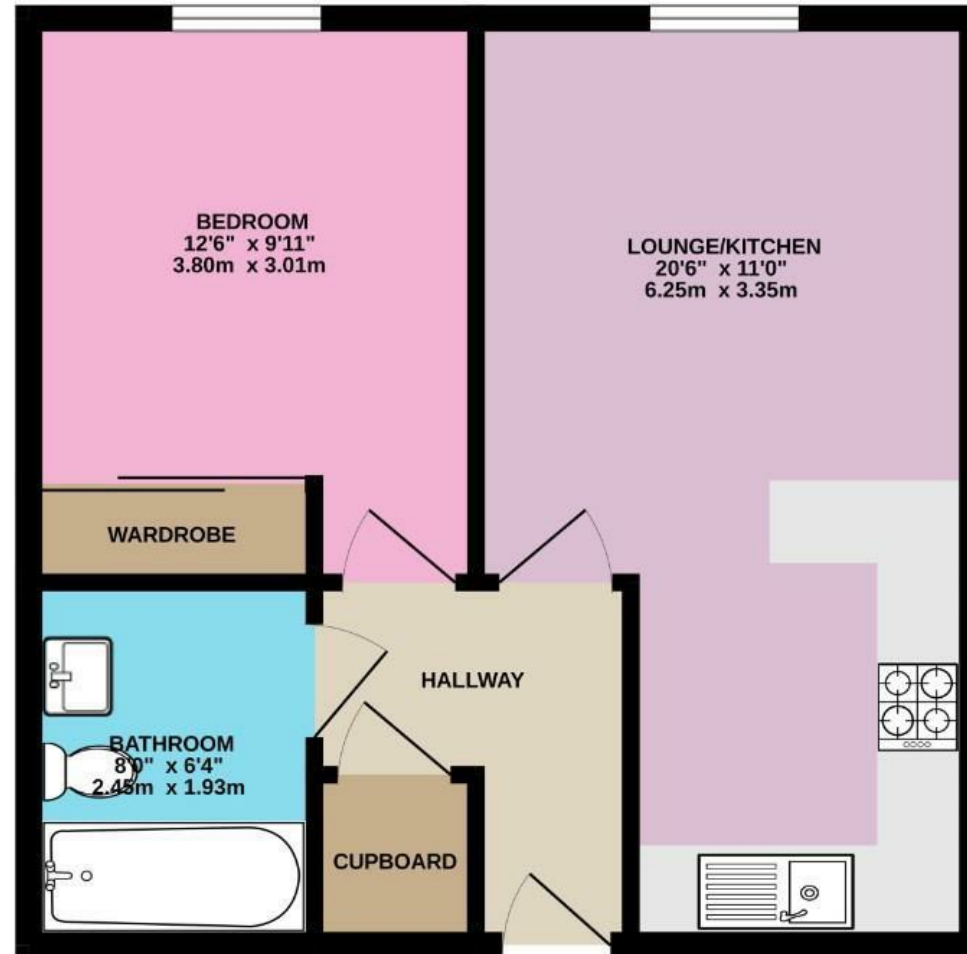
Upon entering the building, you will be greeted by a well-presented communal entrance, complete with a lift that provides easy access to the apartment. The flat boasts an open-plan living area that is both spacious and inviting, perfect for entertaining guests or enjoying a quiet evening at home. The contemporary design ensures that the space is filled with natural light, creating a warm and welcoming atmosphere.

The double bedroom is thoughtfully designed, featuring a fitted wardrobe that offers ample storage space while maintaining a sleek aesthetic. The bathroom is equipped with a shower over the bath, providing both convenience and comfort.

This property is not only a stylish living space but also a fantastic investment opportunity, given its prime location and modern amenities. Whether you are looking to make it your home or seeking a rental investment, this flat at Atlantic One is sure to impress. Don't miss the chance to view this delightful apartment in one of Sheffield's most sought-after areas.

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GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS

TENURE

This property is Leasehold with a term of 250 years from 14th February 2008 and a ground rent charge of £263.39 per annum.

RATING ASSESSMENT

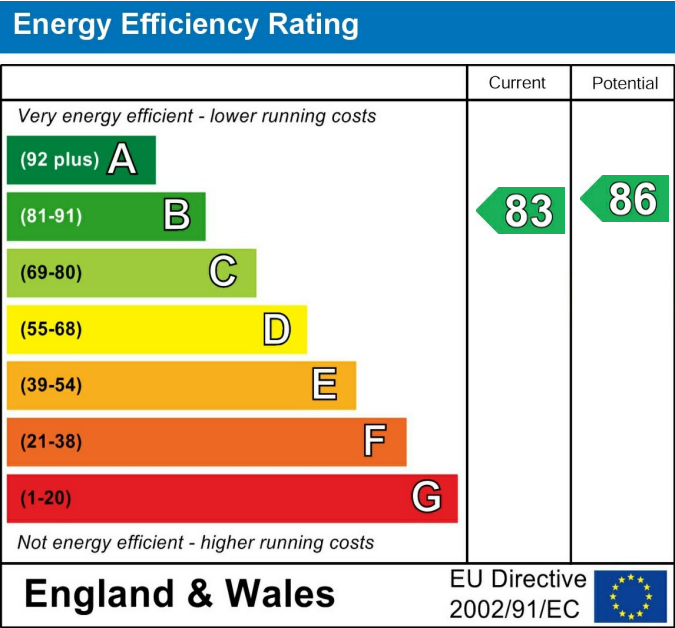
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







