



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 98 St. Pauls Square, City Lofts, Sheffield, S1 2LJ

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£175,000

Welcome to this stunning property located in the heart of St. Pauls Square, City Lofts, Sheffield. This purpose-built flat offers a fantastic opportunity for city centre living at its finest.

Upon entering the communal entrance lobby, you are greeted by two lifts to access the 4th floor.

The private entrance hall opens up into the spacious open plan living/dining/kitchen area, perfect for entertaining guests or simply relaxing after a long day. The property boasts not just one, but two double bedrooms, providing ample space for a growing family, guests, or even a home office.

With two bathrooms, mornings will be a breeze in this property, ensuring that everyone has their own space and privacy. The convenience of having no onward chain means you can move in hassle-free and start enjoying all that this vibrant city has to offer.

Don't miss out on the chance to own a piece of prime real estate in Sheffield. Contact us today to arrange a viewing and envision yourself living in this modern and stylish flat in the heart of the city.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 250 years from 23 March 2006 at a ground rent of £550 per annum.

SERVICE CHARGE

There is a service charge payable of £3432 per annum.

RATING ASSESSMENT

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

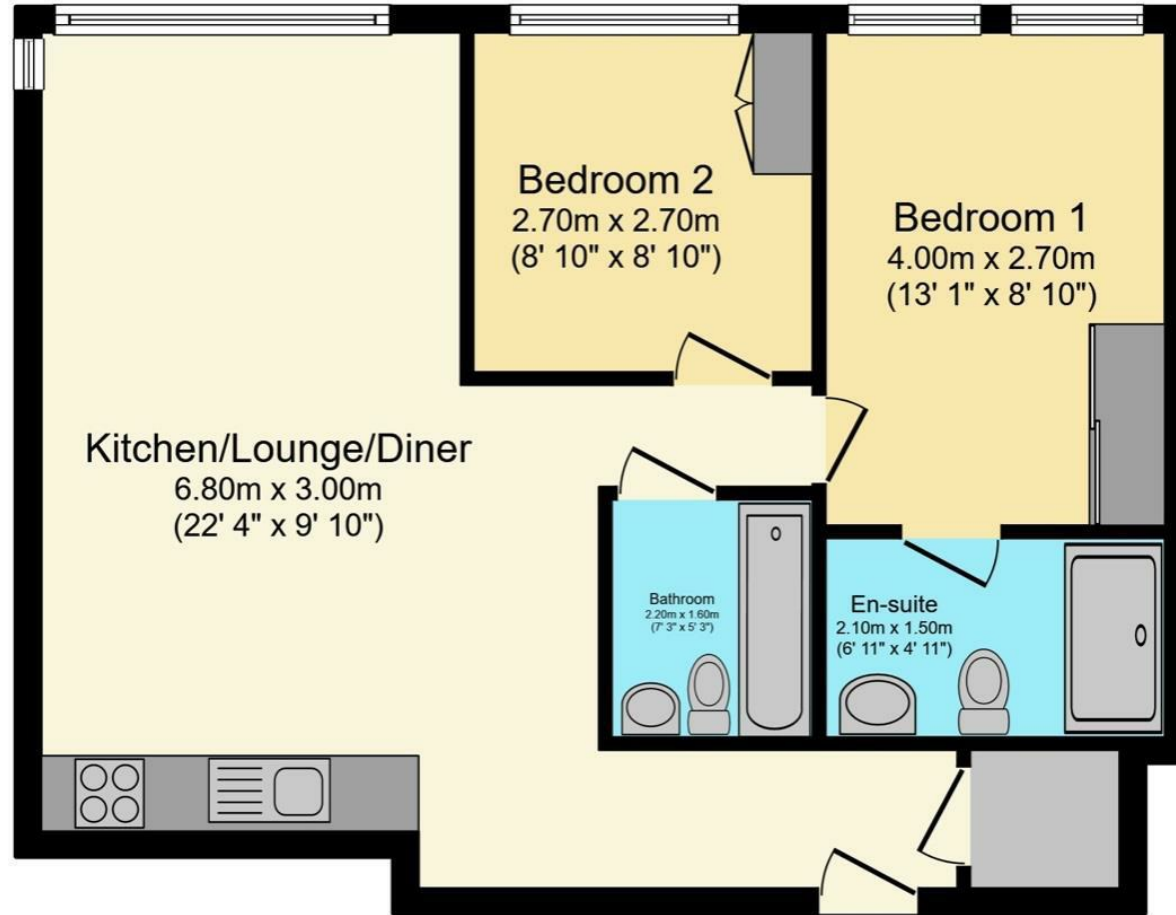
VACANT POSSESSION

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. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Total floor area 59.0 m² (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 79 | 79 |
| | | EU Directive 2002/91/EC | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| | | EU Directive 2002/91/EC | |
| England & Wales | | | |

Energy Efficiency Rating

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| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.



