



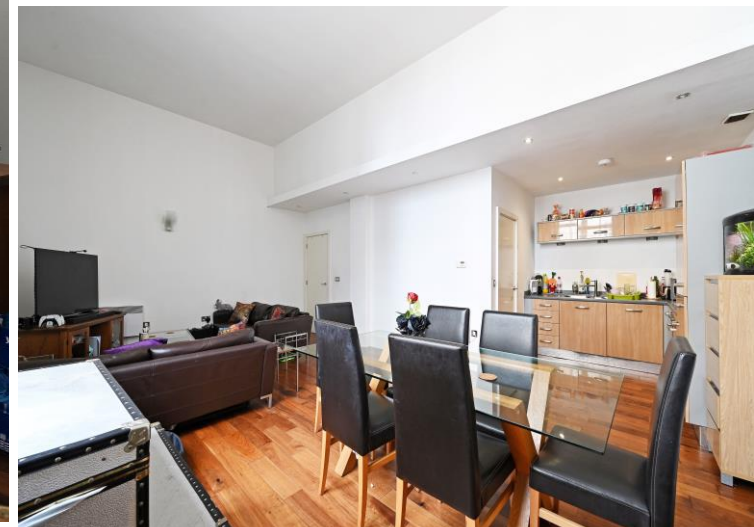


## 23 Bow House

Holly Street • City Centre • S1 2GT

Guide Price £220,000 - £230,000

A superb and generously proportioned Grade 2 listed two double bedroom second floor apartment located in the heart of the city centre. The property forms part of an exclusive, converted development at the rear of the Sheffield City Hall, featuring private resident courtyard with bike store, intercom entry system, walnut flooring, built-in kitchen appliances, electric heating and secondary double glazing. A communal entrance with secure intercom system and stairs lead to the private entrance on the second floor. Fabulous open plan living space is complemented by original windows, high ceiling and filled with natural light. A flexible L shaped living space incorporating a modern kitchen fitted with white gloss units, contrasting worktops and integrated appliances including, electric hob, extractor, fridge freezer, dishwasher and utility cupboard. There are 2 generously proportioned double bedrooms, the smaller incorporating an ensuite shower room and the larger bedroom featuring an array of original windows, overlooking Leopold Square. The bathroom is fully tiled equipped with 3-piece white suite, overhead shower and heated towel rail. Externally is an enclosed, private communal courtyard designed with raised flower beds, communal patio and bike store. Ideally positioned for City Centre living overlooking Leopold Square. Excellent transport links including the Supertram and Sheffield Train Station, along with access to the Hospitals and Universities. Service charge for the year to 31/03/2024 was £1,999.92. Lease 150 years expires 2155 - Annual ground rent £200. Management company: Leopold Square Management Limited.



- Grade 2 Listed Apartment
- City Centre Location
- 2 Double Bedrooms & 2 Bathrooms
- Retaining Original Features & Character
- Light & Airy Accommodation
- Modern Kitchen & Bathroom
- Private Communal Courtyard & Bike Store
- Service Charge £1,999.92 pa
- Lease - 150 years from 2005 GR £200pa
- Council Tax Band D, EPC Rating D

# APARTMENT 23, HOLLY STREET

APPROXIMATE GROSS INTERNAL AREA = 85.2 SQ M / 917 SQ FT



Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.