





## Apartment 14, The Fitzgerald

West Bar • City Centre • S3 8PQ

Guide Price £170,000 - £175,000

A stylishly presented, boutique style, two double bedroom, two bathroom apartment with allocated parking space located in the city centre, a short walk away from the bars, cafes and restaurants at Kelham Island and the city centre. The communal entrance door is accessed by an intercom/key fob entry system. Stairs or a lift take you to the 1st Floor. A solid wooden door opens into the entrance hallway. There is electric panel heating. The apartment has quality dark wood effect laminate flooring throughout. A door opens to the right-hand side into the spacious open plan living/kitchen/dining room. There are full width windows allowing for plenty of natural light. There is a generously proportioned flexible living and dining area presented in modern, bold décor with adjoining kitchen, fitted a range of modern gloss units topped with contrasting work surfaces. There are integrated appliances including an electric hob with extractor over, electric oven, washing machine, dishwasher and fridge freezer. The main bedroom is spacious, complemented by 2 generous windows allowing a stream of natural light and ensuite shower room. Bedroom 2 is slightly smaller in size, presented with neutral decor and laminate floor. The bathroom is equipped with 3-piece white suite, overhead rainfall shower, floating hand wash basin, heated towel rail and stylish tiling. The Fitzgerald is located on the edge of Sheffield city centre and is within walking distance of the bars, cafes and restaurants in the popular Kelham Island, the city centre, the train station and transport links out of the city. Annual Service Charge: Service Charge £214.34 pcm / £2,560.08pa Leasehold 125 years from Oct 2017 £250 p.a.



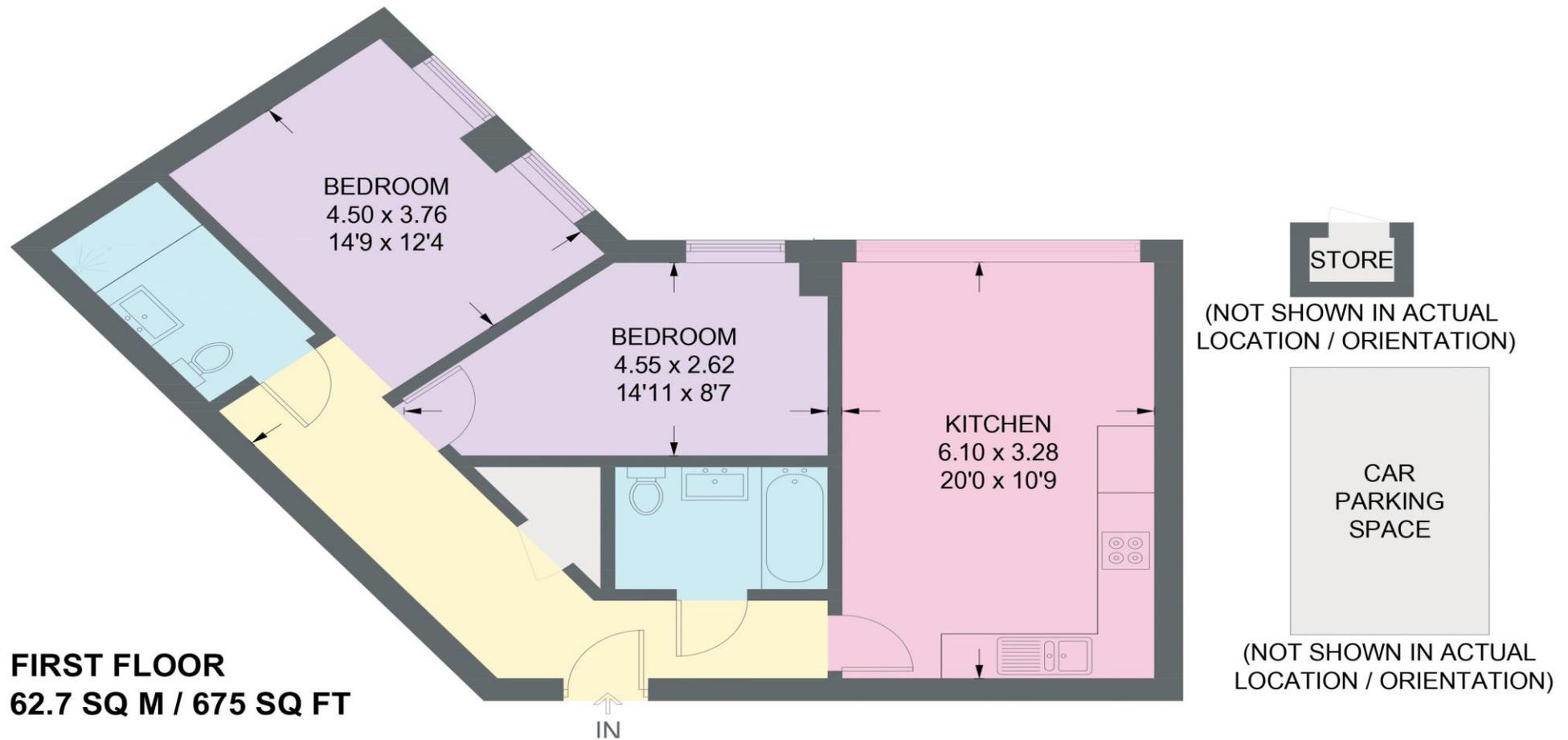
- First Floor Apartment in S3
- Key Fob & Intercom Entry
- 2 Good Sized Bedrooms & 2 Bathroom
- Modern Kitchen & Bathroom
- City Centre Location

- Allocated Parking Space
- Measuring an Impressive ??????? sqft
- Council Tax Band B, EPC Rating C
- Service Charge £214.34 pcm
- 118 years on leasehold £250pa GR



# APARTMENT 14 FITZGERALD

APPROXIMATE GROSS INTERNAL AREA = 62.7 SQ M / 675 SQ FT  
(EXCLUDING STORE & CAR PARKING SPACE)



**FIRST FLOOR**  
**62.7 SQ M / 675 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.