







## UG03 West Bar House

70 Furnace Hill • Sheffield • S3 7BZ

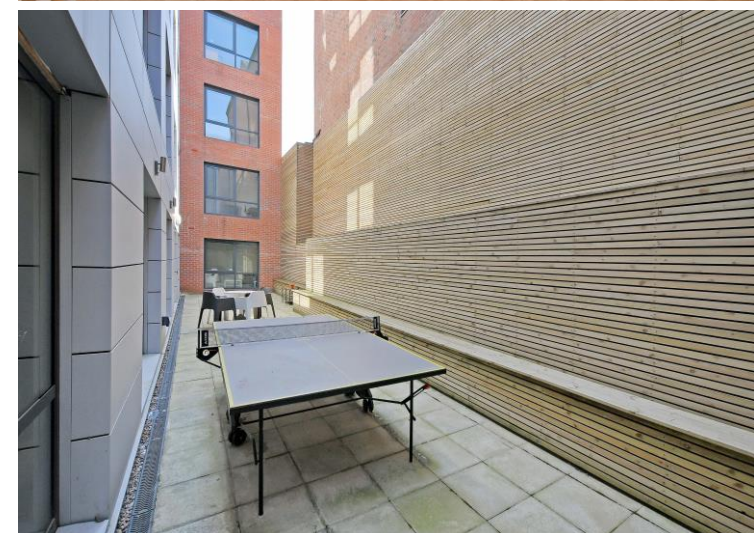
Asking Price £45,000

**ATTENTION INVESTORS** A first floor studio apartment in the heart of Sheffield City Centre close to Kelham Island. Superb investment opportunity which is designed for mixed use occupancy. The property is well equipped with all the furniture included. There is an open plan living area with a fitted kitchen having a range of white high gloss units complemented by contrasting worktops, two ring ceramic hob, microwave, space for a fridge/freezer, downlighters, smoke alarm, electric panel heater and picture window. Shower room having a white suite, electric shower, part tiled and extractor. The development has lift access, reception with seating area, laundry room, gymnasium, cinema and games room and fabulous generous communal roof terrace with lovely views. West Bar House is well-placed for access to Kelham Island and the City Centre, offering a range of cafes, pubs and restaurants as well as offering access to the hospitals and universities.



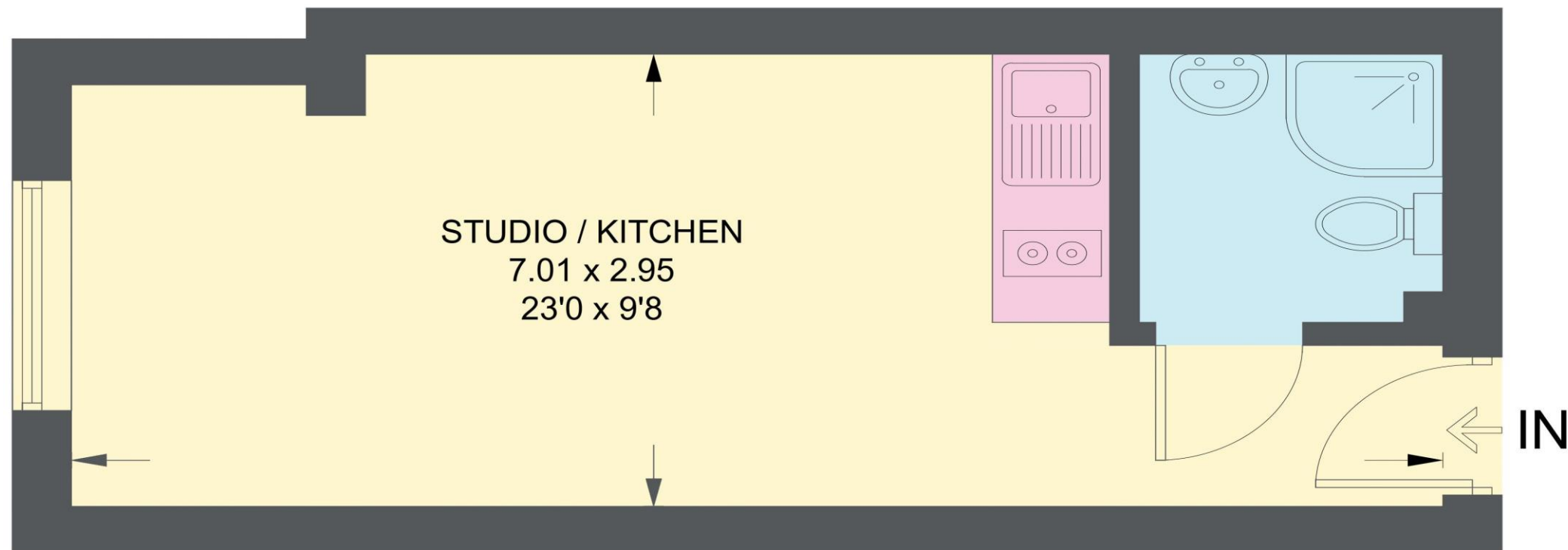


- First Floor Studio Apartment
- Fully Furnished
- Built-In Kitchen Appliances Included
- Generous Communal Roof Terrace with Views
- Cinema, Games Room, Gymnasium & Laundry Room
- Lift Access
- Double Glazing & Electric Heating
- Excellent Amenities & Transport Links
- EPC Rating C & Council Tax A
- ATTENTION INVESTORS



## WEST BAR HOUSE, UG03

APPROXIMATE GROSS INTERNAL AREA = 20.5 SQ M / 221 SQ FT



## FIRST FLOOR

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.