



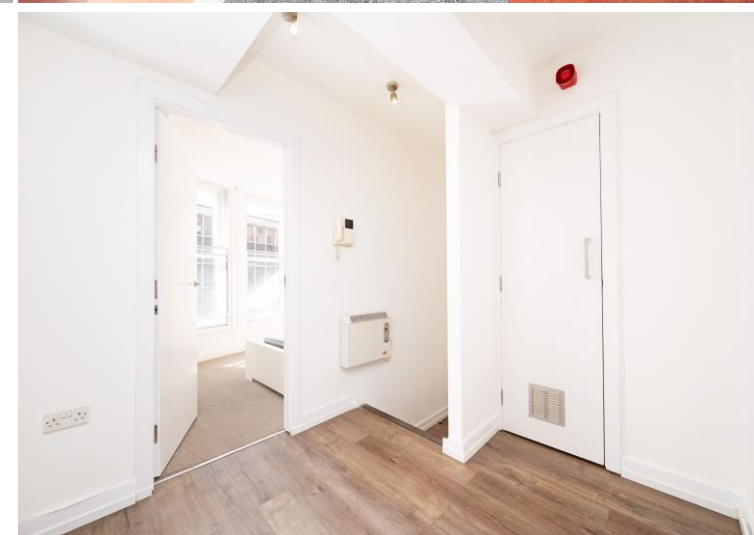


1 Berona House

Charles Street • City Centre • S1 2HU

Guide Price £150,000 - £160,000

A light & airy, 2 double bedroom apartment located in the heart of the city centre. Berona House has been on the corner of Pinstone Street & Charles Street for generations. The property benefits from partial secondary glazing, storage heaters, intercom and lift entry with city centre views. The property offers a potential rental income of approximately £900-950/month. All furniture included in sale. The property opens into the entrance hallway with storage cupboard housing the water heater and space with plumbing for a washing machine which is included in the sale, complemented by LVT flooring. The dual aspect, flexible open plan living area is filled with natural light and original secondary glazed sash windows to the front providing views of the city centre. The kitchen hosts a range of contrasting wall and base units with complementary worktops and integrated appliances including oven, electric hob, extractor, fridge, freezer and dishwasher. The shower room features tiled walls and laminate flooring with a white suite, shower enclosure, WC, hand wash basin and electric heated towel rail. There are 2 good sized double bedrooms presented in a neutral palette with wooden sash windows, secondary glazing to the front of the property. Berona House is situated in the heart of the City Centre close to the Peace Gardens, ideally situated a stone's throw from cafes, shops, bars and restaurants as well as offering access to the train station, hospitals and universities.



- Light & Airy City Centre Apartment
- 2 Double Bedrooms
- Spacious Open Plan Living Area
- Measuring an Impressive 860qft
- Modern Kitchen with Integrated Appliances
- Located in Heart of the City Centre
- Lease 250yrs from 2002 / GR £100 pa
- Potential Rental Income of approx £900-950/month.
- Service Charge £1500pa-Stuart Bywater
- Council Tax Band C EPC Rating E

1 BERONA HOUSE

APPROXIMATE GROSS INTERNAL AREA = 79.9 SQ M / 860 SQ FT

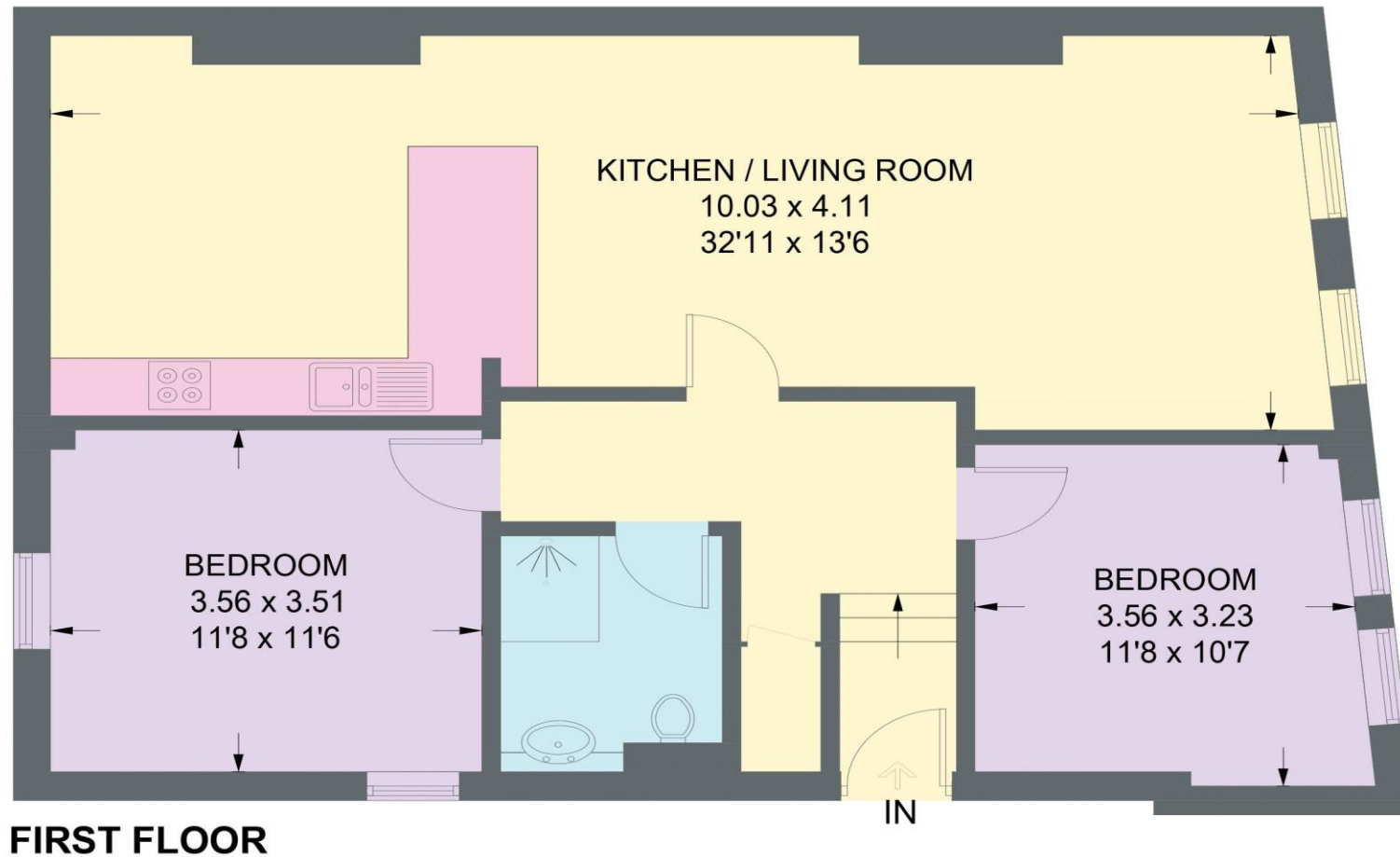


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.