



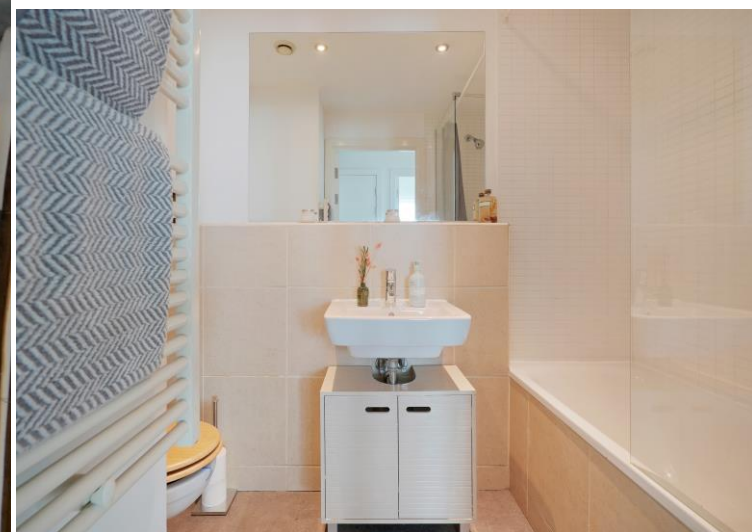


Apartment 97 City Point

Solly Street • Sheffield • S1 4BX

Offers in the Region Of £115,000

Fabulous light and airy 7th floor apartment located within the heart of the city centre, a stone's throw from fashionable Kelham Island. Featuring 2 separate balconies offering city centre views and allowing an abundance of light. Benefits from modern kitchen and bathroom, electric wall heaters and NCP parking spaces available to rent in the basement. No Chain. Secure intercom entry with lift access to a private entrance on the 7th floor. The apartment opens into an inner hallway providing utility cupboard housing the water tank and plumbing for a washing machine plus separate cloakroom storage. Flexible, open plan living space features 2 sets of sliding patio doors providing access onto covered decked balconies to both front and side of the property. Styled with crisp white walls and wood effect flooring which runs through into the dining space and kitchen. Fitted with a range of matching walnut effect units and contrasting worktops incorporating integrated oven and electric hob, extractor and stainless splashback providing space for fridge freezer. A front facing double bedroom is designed with full height window offering a stream of natural light and views towards the city centre. The bathroom features a 3 piece white suite, overhead shower and heated towel rail with partially tiled walls. City Point is well-placed in the city centre for an array of shops and amenities, cafes, bars, restaurants, whilst being within a 5 minute walk to the fashionable Kelham Island. There are public transport links nearby and within easy access to the universities, hospitals, and the train station.



- 7th Floor City Centre Apartment
- 1 Double Bedroom
- Light & Airy Accommodation
- 2 Covered Balconies
- Modern Kitchen & Bathroom

- Well Presented Throughout
- Parking Spaces Available to rent
- Service Charge £2973.42pa
- 200 Year Lease from 2006, Ground rent £200pa
- Council Tax Band B, EPC TBC



97 CITY POINT

APPROXIMATE GROSS INTERNAL AREA = 41.6 SQ M / 448 SQ FT

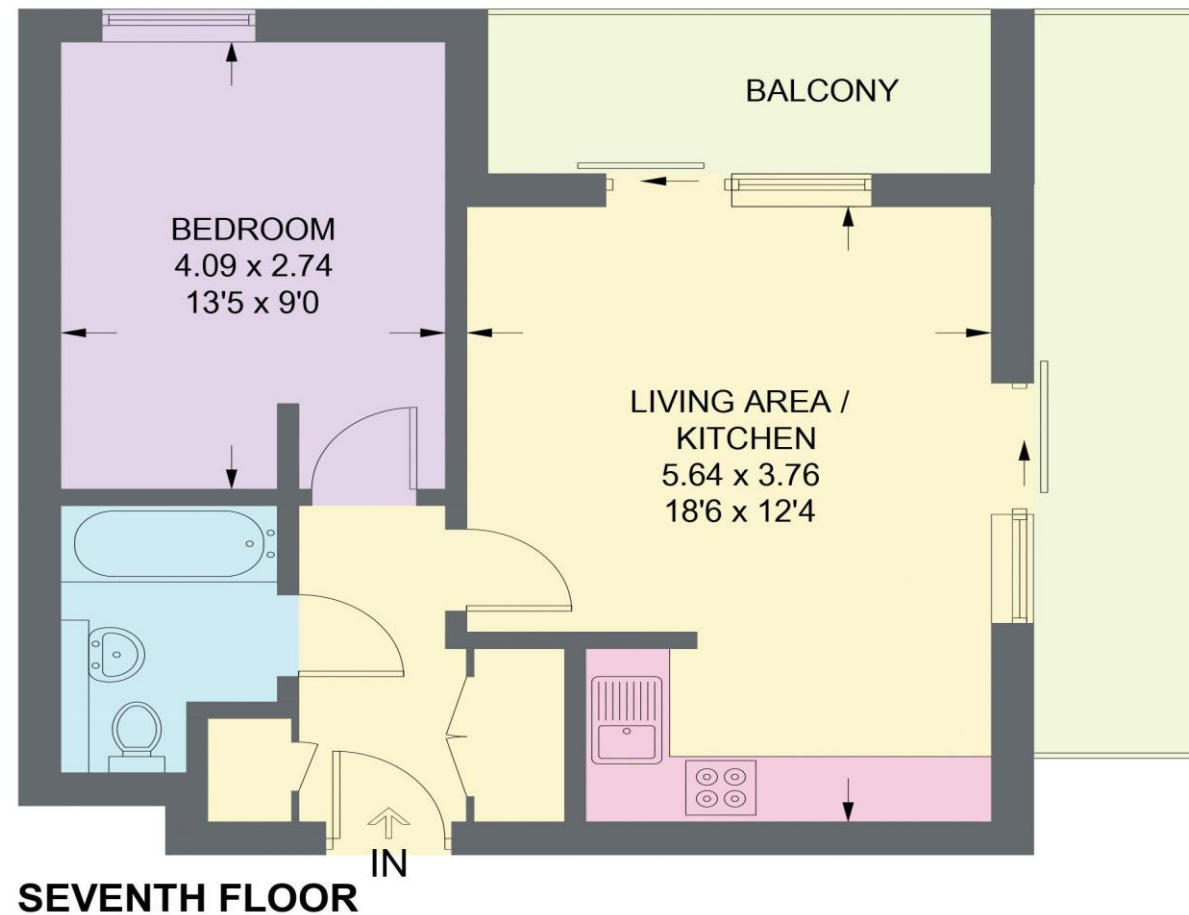


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(10/MRP/2025)

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.