







Apartment 3 West Point

58 West Street • City Centre • Sheffield S1 4EZ

Guide Price £160,000 - £170,000

Generously proportioned 2 double bedroom and 2-bathroom first floor apartment located on West Street, in the heart of the city centre. Recently refurbished to include a new kitchen, a new en-suite, and a new bathroom. Stylishly presented in modern grey tones with a balcony looking over the city centre and secure allocated car parking. Electric wall mounted heating and double glazing. Lift and stairs for access. Secure intercom entry with both lift and stairs access leads to a private entrance on the first floor. The inner hallway provides generous storage and houses the water tank. Light and airy open plan, flexible living space is partially carpeted and features full length windows offering city centre views and access to a balcony looking out towards the City Hall. The recently installed kitchen is fitted with a range of contemporary units, topped with marble effect worktops, Hot Point electric oven, hob, and extractor, along with space and plumbing for a freestanding fridge and washing machine. There are two good sized double bedrooms, filled with natural light and city centre views, presented in modern grey tones and carpet. The principal bedroom is complemented by a stylish ensuite shower room. The main bathroom has been recently replaced with a modern white suite, contrasting black fittings, stylish tiling and vanity unit housing a WC and handwash basin. The apartment also has the benefit of secure, allocated car parking. Ideally positioned for City Centre living overlooking the City Hall. Excellent transport links including the Supertram and Sheffield Train Station, along with access to the Hospitals and Universities. £150 annual ground rent, started in 2002 for 150 years. Service Charge £1550 pa - Fairways property Council Tax Band C, EPC Rating B





- Stylish City Centre Apartment on West Street
- 2 Double Bedrooms & 2 Bathrooms
- Recently Installed Kitchen & Bathrooms
- Balcony Overlooking City Centre
- Secure Allocated Car Parking
- Modern, Stylish Interior
- Lift & Stairs for Access
- Service Charge £1550 pa - Fairways
- £150pa ground rent, from 2002 for 150 years.
- Council Tax Band C, EPC Rating B



3 WEST POINT

APPROXIMATE GROSS INTERNAL AREA = 66.6 SQ M / 717 SQ FT

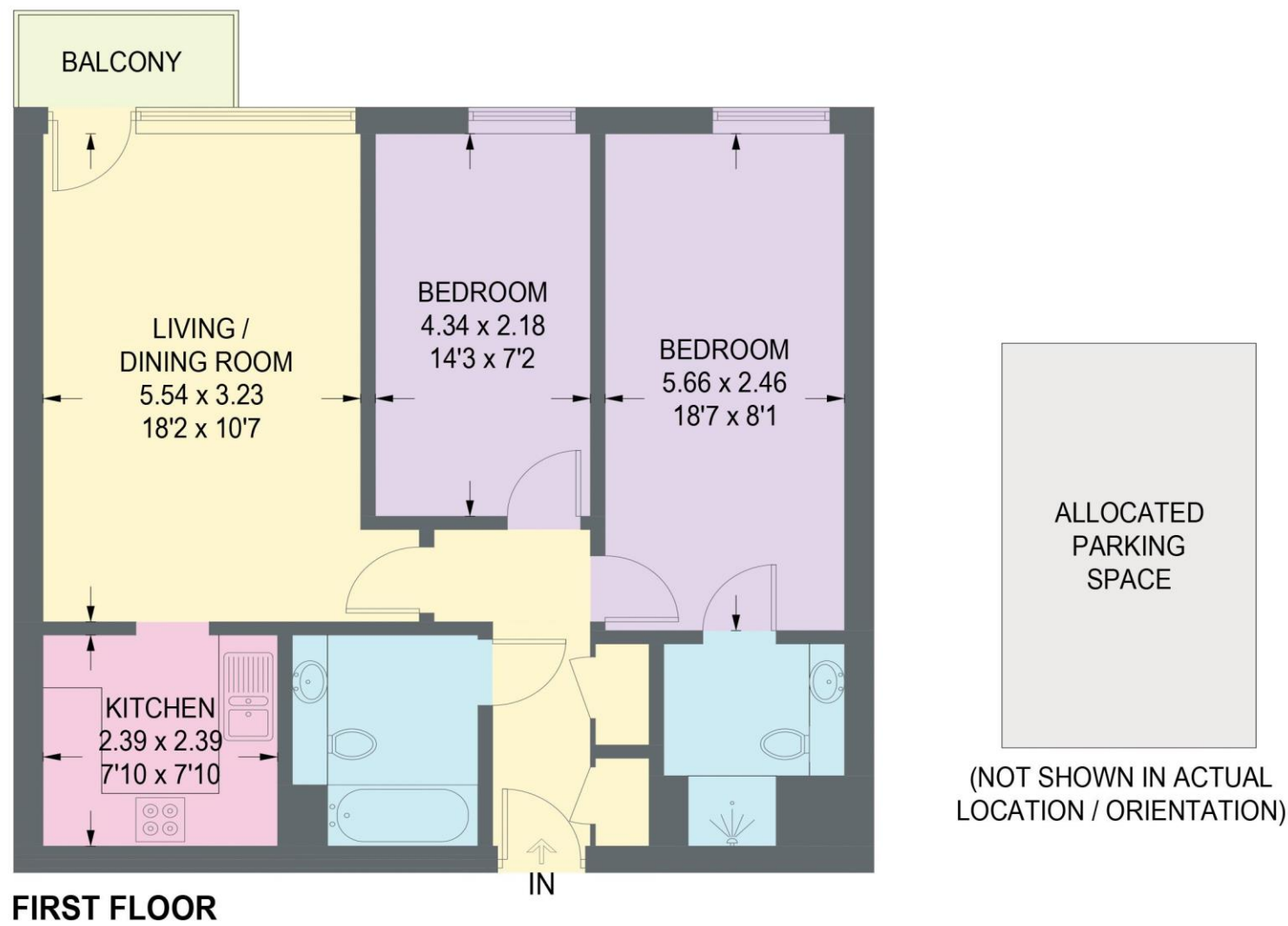


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

