







## Apartment 604, Burgess House

5 Cross Burgess Street • City Centre • S1 2LZ

Guide Price £240,000 - £250,000

Located in the heart of Sheffield City Centre, this stunning, two double bedroom apartment forms part of the recent Burgess House development and offers contemporary urban living. The development benefits from a video phone entry system, multi-sensor fire alarm, water sprinkler system, electric panel heating, CCTV throughout the communal areas, and a secure bike store. The property is an ideal purchase for first-time buyers or professionals seeking city-centre living. Accessed via a secure and attractive courtyard and a residential lobby with concierge, the apartment is situated on the 6th floor. The accommodation features a bright and spacious open-plan living area with a unique layout, incorporating a contemporary fitted kitchen with a range of integrated appliances, including an electric oven, induction hob, dishwasher, and fridge freezer. Large windows flood the space with natural light, creating an inviting area ideal for both relaxing and entertaining. The apartment is finished with luxury herringbone flooring and a simple, neutral décor throughout. A south facing, composite decked private balcony provides valuable outdoor space with views across the city centre. There are two well-proportioned double bedrooms, both featuring generous full-height windows and styled in a neutral palette with carpeted flooring. The larger bedroom benefits from a contemporary en-suite shower room. The property is further complemented by a modern main bathroom, finished with stylish tiling and quality fittings. A utility cupboard houses the boiler and provides plumbing and space for a washing machine. Burgess House is ideally positioned for Sheffield Hallam University, the train station, and the city's wide range of shops, bars, cafés, and restaurants, making this an excellent opportunity in a prime location.





- 6th Floor Modern Apartment
- Heart of City Location
- 2 Bedrooms & 2 Bathrooms
- Concierge & Resident Courtyard
- Contemporary Urban Living
- Ideal for First-Time Buyers or Professionals
- South Facing Balcony
- Service Charge £2,900 pa - Horizon
- Lease 250 years from 01/09/2021
- Council Tax Band C, EPC Rating B



# 604 BURGESS HOUSE

APPROXIMATE GROSS INTERNAL AREA = 64.4 SQ M / 693 SQ FT



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



**haus**

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