

LEASEHOLD



Apartment

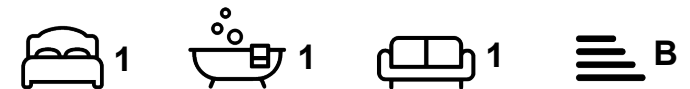
ST. MARYS GATE, SHEFFIELD, S1

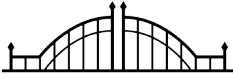
Asking price

£148,320

FEATURES

- Stylish Studio Apartment
- Private Balcony With Panoramic City Views
- Prime City Centre Location – S1 Postcode
- Secure Gated Parking Available
- Fully Refurbished With High-End Finishes
- Floor-To-Ceiling Windows For Natural Light
- 10-Minute Walk To Both Sheffield Universities
- Excellent Communal Amenities: Residents' Lounge, Co-Working Space, Games Area




HIGHGATES
SALES & LETTINGS

1 Bedroom Apartment located in Sheffield

Velocity Tower – Premium City Living & Prime Investment Opportunity

Located in Sheffield’s S1 postcode, Velocity Tower enjoys a prime position next to the Inner Ring Road, offering unrivalled access to the city’s top amenities, including shopping centres, universities, restaurants, parks, and transport links.

This architecturally striking development features 169 fully refurbished studios, one and two-bedroom apartments across 21 floors. This stylish studio exemplifies contemporary urban living with a private balcony.

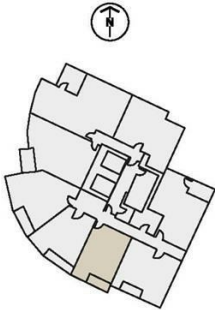
The apartment showcases industrial-inspired design with elegant finishes, a spacious open-plan layout, high-spec kitchen with sleek cabinetry and appliances, and a luxury shower room. Floor-to-ceiling windows flood the space with natural light, creating a tranquil, modern retreat in the heart of the city.



STUDIO FLAT

Type A | Level 1-20

Units 01, 9, 17, 25, 33, 41, 49, 57, 65, 73, 81, 89, 97, 105, 113, 121, 129, 137, 145 & 153



Internal Area	33.9 sq.m.	364.9 sq.ft.
Balcony	3.4 sq.m.	36.6 sq.ft.
Total Area	37.30 sq.m.	401.50 sq.ft.

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

Call us on

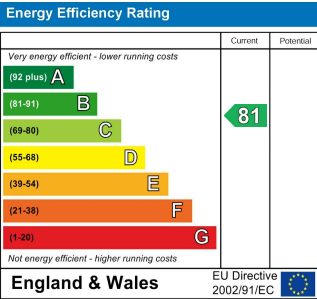
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Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

