

LEASEHOLD

Apartment

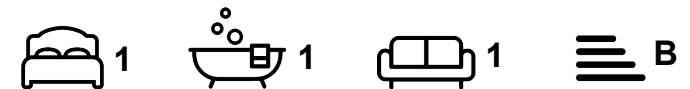
ST. MARYS GATE, SHEFFIELD, S1

Asking price

£165,830

FEATURES

- Stylish 1 Bed 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

Urban Elegance Meets Investment Potential at Velocity Tower

Located in a premium position alongside Sheffield’s Inner Ring Road, Velocity Tower stands as one of the city’s most coveted addresses. Its prime location offers unparalleled access to a wealth of amenities, including major shopping centres, vibrant dining venues, top universities, transport links, and lush city parks. Just moments from Ecclesall Road and a short drive to the breathtaking Peak District, this is city living at its finest.

This beautifully presented one-bedroom apartment is part of a 21-storey development comprising 169 fully refurbished studios, one and two-bedroom apartments. Each apartment has been thoughtfully redesigned with a fresh industrial aesthetic, blending contemporary elegance with practical design for modern urban living.

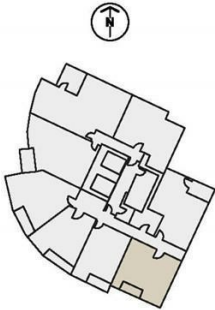
Inside, the apartment boasts a well-proportioned layout with an open-plan living area that seamlessly connects the kitchen, dining, and lounge spaces. The sleek, contemporary kitchen comes complete with integrated appliances and stylish finishes, making it both functional and visually striking. The spacious bedroom is filled with natural light, offering a peaceful retreat, while the modern



ONE BEDROOM

Type H | Level 1-17

Units 8, 16, 24, 32, 40, 48, 56, 64, 72, 80, 88, 96, 104, 112, 120, 128 & 136



Internal Area	42.9 sq.m.	461.78 sq.ft.
Balcony	3.4 sq.m.	36.6 sq.ft.
Total Area	46.3 sq.m.	498.37 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

0114 312 4994

info@highgatesestates.co.uk

www.highgatesestates.co.uk

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

