

LEASEHOLD



Apartment

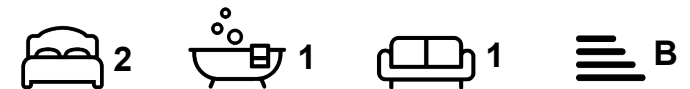
# ST. MARYS GATE, SHEFFIELD, S1

Asking price

## £257,500

### FEATURES

- Stylish 2 Bed Apartment
- Fully Refurbished With High-End Finishes
- Large Private Balcony With Panoramic City Views
- Floor-To-Ceiling Windows For Natural Light
- Prime City Centre Location – S1 Postcode
- 10-Minute Walk To Both Sheffield Universities



  
**HIGHGATES**  
SALES & LETTINGS

# 2 Bedroom Apartment located in Sheffield

Luxury Urban Living at Velocity Tower – Premier Two-Bedroom Apartment

Welcome to Velocity Tower – one of Sheffield’s most sought-after addresses, ideally located in the heart of the city. This iconic, architecturally striking building with its floor-to-ceiling glass façade offers residents unparalleled access to the best of urban living. From world-class dining and vibrant shopping centres to universities, city parks, and excellent transport links, everything is just steps from your door.

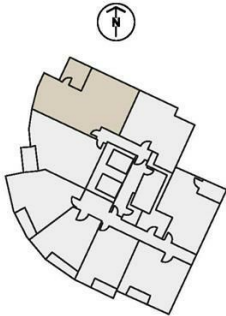
Inside the apartment, you'll find two generously sized double bedrooms, including a sun-drenched main bedroom that offers a tranquil sanctuary for rest and relaxation. The spacious open-plan living area seamlessly connects a sleek, modern kitchen with dedicated dining and lounge zones, creating a harmonious flow ideal for both everyday living and entertaining. A stylish tiled bathroom is fitted with premium fixtures, while a large inset balcony invites you to unwind and enjoy elevated city views. Both bedrooms are enhanced with ample dressing areas, adding an extra layer of comfort and convenience.



TWO BEDROOM

Type E | Level 1-20

Units 05, 13, 21, 29, 37, 45, 53, 61, 69, 77, 85, 93, 101, 109, 117, 125, 133, 141, 149 & 157



Internal Area	69.63 sq.m.	749.50 sq.ft.
Balcony	7.3 sq.m.	78.6 sq.ft.
Total Area	76.93 sq.m.	828.07 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

