

Ag1 Furnival Street, City Centre Sheffield S1 4QS



welcome to

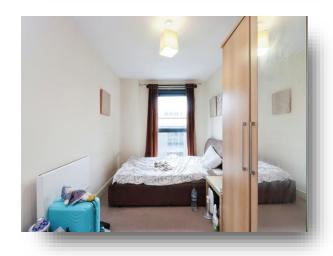
Ag1 Furnival Street, City Centre Sheffield

Modern City-Centre Apartment – Ideal for Students This stylish third-floor one-bedroom apartment offers contemporary living in the heart of Sheffield. Perfectly located near universities, transport links, and excellent local amenities, it's the ideal choice for convenience and comfort.

















welcome to

Ag1 Furnival Street, City Centre Sheffield

- INVESTMENT OPPORTUNITY
- 1 BEDROOM
- **SPACIOUS**
- **HEART OF SHEFFIELD**
- **CLOSE TO LOCAL AMENITIES**

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 904.49

Ground Rent: 75.00

offers in the region of

£99,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SBC106801

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: SBC106801 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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