









welcome to

City Point Solly Street, Sheffield

****GUIDE PRICE £140,000 - £150,000*** Presenting an excellent two bedroom apartment within the Sheffield City Centre. Benefiting from two bathrooms and a corner plot balcony this property an on opportunity not to be missed.













Entrance Hall

Has a Radiator.

Cloakroom

With a fuse board, washer and heating tank.

Lounge

22' 10" x 18' 7" (6.96m x 5.66m)
With a floor to ceiling corner window.

Kitchen

6' 7" x 2' 7" (2.01m x 0.79m) With a range of wall/base/draw units, an integrated electric hob, cooker and fridge.

Dining Room

The dining room gives access to the balcony.

Bedroom One

12' 10" maximum x 12' 6" maximum (3.91m maximum x 3.81m maximum)
With a rear facing triple glazed window and an electric radiator.

Bedroom Two

12' 8" \times 8' 8" ($3.86m \times 2.64m$) With a rear facing triple glazed window and electric radiator.

En-Suite

With a walk-in shower, a low flush w/c, a sink basin and a towel radiator.

Main Bathroom

With a shower over bath, a low flush w/c, a sink basin and a towel radiator.

Balcony

A corner plot balcony.





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City Point Solly Street, Sheffield

- ****GUIDE PRICE £140,000 £150,000***
- A TWO BEDROOM APARTMENT
- EXCELLENT LIVING ACCOMMODATION THROUGHOUT
- TWO GOOD-SIZE BEDROOMS
- A MAINS BATHROOM AND EN-SUITE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

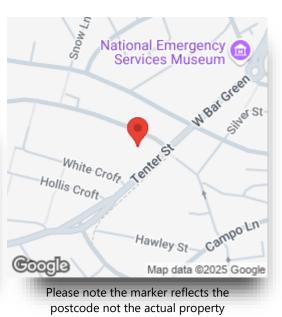
guide price

£140,000









view this property online williamhbrown.co.uk/Property/SBC107227



Property Ref: SBC107227 - 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 guidance 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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