

City Walk Sylvester Street,

welcome to

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NOTICE OF OFFER. Apt 5 City Walk, 1 Sylvester Street, Sheffield, S1 4RN. We advised that an offer has been made for the above property in the sum of £ 77,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.













Entrance Hall

With the intercom, electric radiator and fuse box.

Cloakroom

with water tank, heater and storage.

Open Living Area17' 7" x 16' 5" (5.36m x 5.00m)
With integrated washer, cooker and fridge freezer.
Two electric radiators and three windows.

Bedroom One

12' 7" x 10' 4" (3.84m x 3.15m) With an electric radiator and rear facing window.

Bathroom

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





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City Walk Sylvester Street,

ONE BEDROOM APARTMENT

- GOOD LIVING ACCOMMODATION THROUGHOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT OPEN PLAN LIVING SPACE
- LOCATED IN SHEFFIELD CITY CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 970.00

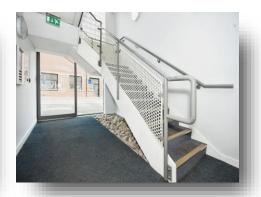
Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 10 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£79,950









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SBC107283



Property Ref: SBC107283 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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