



Spencer.

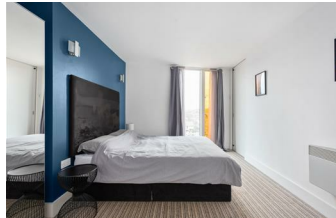
3, Regent Street, City Centre, S1 4DA

Buy —

this well presented and proportioned two double bedroom, fourth floor city centre apartment with car parking space included.

— from *Spencer.*

- Available with no chain
- Modern and well presented
- Two double bedrooms with fitted wardrobes
- Bathroom & Shower room
- Good sized open plan living space with excellent views across the city
- Utility store cupboard
- Undercroft car parking space included
- Council Tax Band-C
- EPC Rating-C
- [What3words:///wing.posts.offers](#)

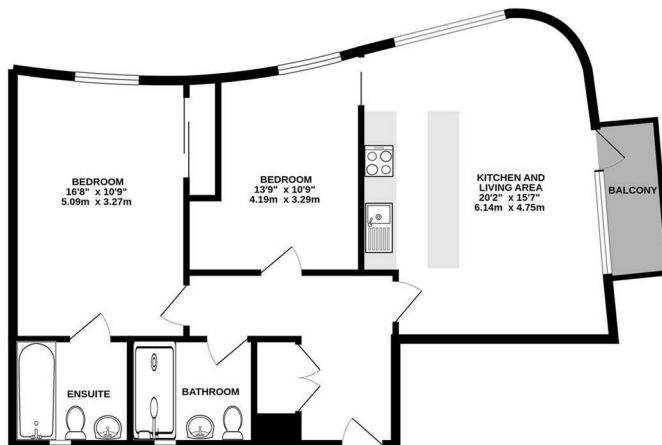


**£225,000**



# Floorplan

FOURTH FLOOR  
CEILING HEIGHT 2.4M  
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq ft. (73.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler ©2024

## Spencer.

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

SpencersAgents  
SpencersAgents  
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948