



Fitzwilliam Street, Sheffield, S1 4JN

No Chain early viewing is highly recommended | Allocated CCTV secure basement car parking with, convenient access parking space | Two double bedrooms apartment | Two high spec bathrooms

Spacious open plan living room | Modern fitted kitchen with integrated appliances | South facing balcony with far reaching views | Internal communal gardens

Asking Price: £189,500

HUNTERS®
HERE TO GET *you* THERE

Fitzwilliam Street, Sheffield, S1 4JN

Hunters are delighted to offer to the open market with No Chain this superb Seventh floor, south-facing apartment with a private parking space. Ideally suited to those looking for a cosmopolitan lifestyle, this two double bedroom apartment is situated in the desirable West One development. Located in the heart of the Sheffield City Centre, the building is in close proximity to Devonshire Green and West Street. A hugely popular location for professionals being within easy walking distance of the numerous University campuses (Sheffield University, Sheffield Hallam University etc.) and hospitals nearby. A vast array of eateries is right on the door step, along with theatres and shopping amenities. Fantastic transport links are within walking distance (buses, trams, trains). Regular bus routes offer easy access to popular suburbs of Sheffield such as Crookes, Sharrow Vale and Ecclesall Road.

The property is positioned on the Seventh floor and offers far-reaching views to the South West. Enjoy sunny days from a balcony, the lounge and two bedrooms that overlook internal communal gardens.

In brief, the accommodation consists of a communal secure entrance with lift access to all floors, a hallway, storage room, open plan living room, two bedrooms, ensuite shower room to the master bedroom, bathroom, balcony and allocated basement car parking space.

Residents have use of communal gardens and a 24 hour concierge service.

LOCATION

DIRECTIONS

ENTRANCE HALL

Upon entering the apartment via the entrance door fitted with double security locks and a cat eye, step into the entrance hall paved with wood effect laminate flooring. A security video intercom on the wall connects to the building's secure outside entrance. The hallway has doors to the master double bedroom, second double bedroom, open plan living room, big bathroom and the decent-sized storage room which houses the hot water cylinder plus large built-in shelves. The hallway also features a wall mounted electric radiator and accessed spotlighting with two separate switches for extra convenient control.



OPEN PLAN LIVING

4.93m (16' 2") x 6.20m (20' 4")

The kitchen area is fully fitted with a range of modern wall, base and drawer units. These are set above and below a complementary work surface that extends to include a sink with drainer and mixer tap, featuring a built-in Neff electric oven, (with unique slide and hide door for extra convenience), electric ceramic hobs, extractor hood, integrated slim line dishwasher, integrated washing machine and space for a big fridge/freezer, recessed spotlighting from the ceiling and underneath the top drawer units with twin switch contro

Dining area:

There is ample space for a dinning suite which can be set up a large dining table and chairs. Features dimmable wall lighting

Lounge area:

The superb south-facing lounge has floor-to-ceiling double glazed windows and a door leading to the balcony, offering outstanding views. The lounge contains a TV point, telephone point, electric wall mounted heater, dimmable wall lighting and adjustable blinds to the windows and door.



BEDROOM ONE

3.87m (12' 8") x 3.49m (11' 5")

This master double bedroom benefits from a range of three double fitted white wardrobes with two long mirrors, a white chest of drawers with three drawers, recessed dimmable spotlighting, TV point, wall mounted electric heater and double glazed south-facing window providing views. The room also provides access to the adjoining ensuite shower room. Carpet to floor.



ENSUITE BATHROOM

Fitted with a suite in white which comprises a concealed cistern; wall mounted, low flush WC; wash hand basin with mixer tap and a shower cubicle with mixer shower. Featuring a heated towel rail, mirror, two shaver points, an extractor bathroom fan, recessed spotlighting, tiling from floor to ceiling, a heated towel rail. Tiles to floor.



BEDROOM TWO

3.86m (12' 8") x 2.42m (7' 11")

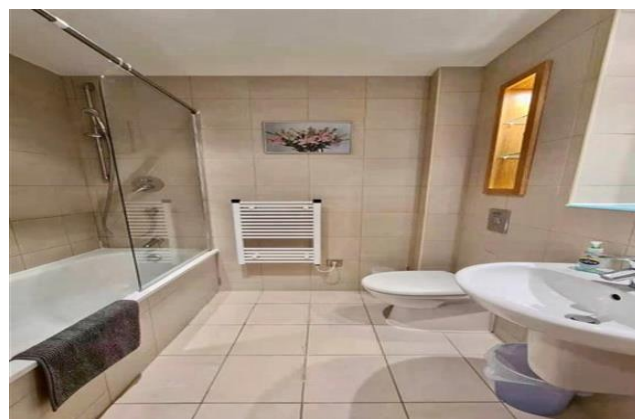
This double bedroom contains floor-to-ceiling double glazed, south-facing windows benefiting from views overlooking the internal peaceful, communal central gardens. Wall mounted electric heater. Carpet to floor.



BATHROOM

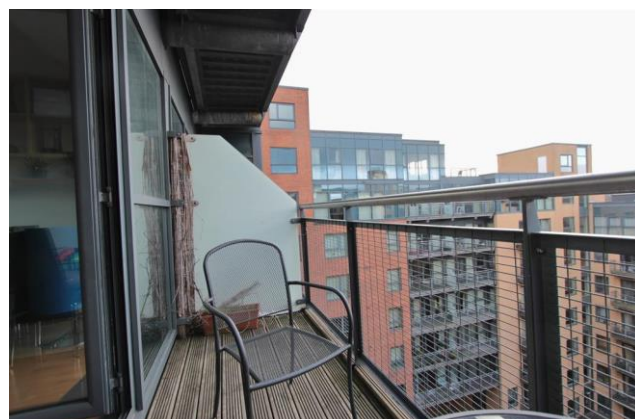
2.08m (6' 10") x 1.78m (5' 10")

Fitted with a suite in white that comprises a concealed cistern; wall mounted, low flush WC; wash hand basin with mixer tap; a bath tub with a mixer tap and a shower mixer above plus a glass shower panel. Featuring a heated towel rail, mirror, two shaver points, bathroom extractor fan, recessed spotlighting, a wooden frame with glass shelves and spotlighting. Tiles to floor.



BALCONY

A pleasant addition to the apartment, the decked balcony is approached from the living room. Contains a seating area with metal railings and overlooks the quiet communal central gardens and far-reaching views.



OPENING HOURS

Monday – Friday 9am – 5.30pm

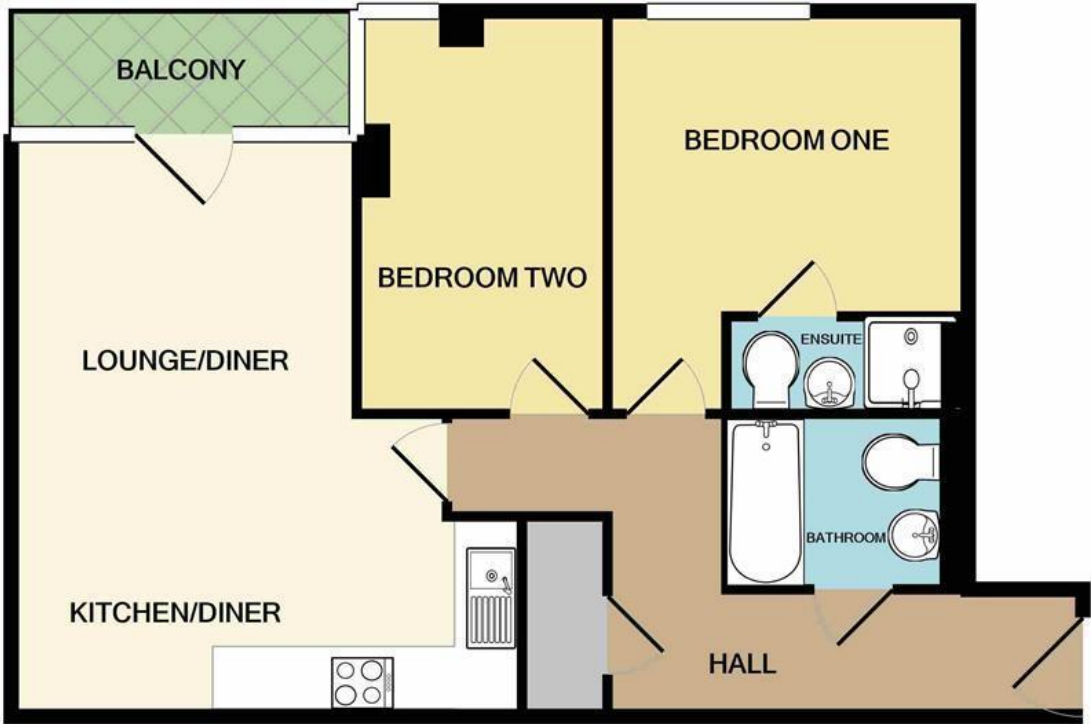
Saturday 9am – 2pm

Sunday CLOSED

THINKING OF SELLING?

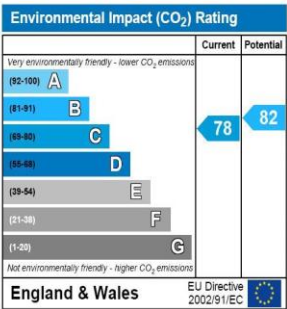
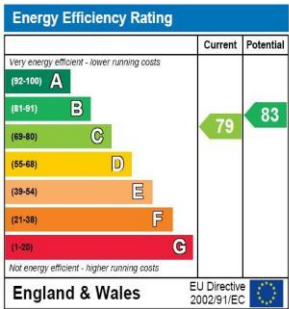
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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