



Sovereign Point, 178 Infirmary Road, S6 3DH  
Offers in the region of £150,000

W. T. Parker are excited to bring to the market this fine example of a modern apartment located in Sovereign Point, Infirmary Road, Sheffield. It is within a stones throw of Supermarkets, bars and restaurants including Kelham Island and Sheffield City Centre.

The property is located on the first floor and the building is accessed through a secure intercom system. The Apartment comprises of a welcoming entrance Hall, Open plan Kitchen/Living/Diner, large bathroom and Double bedroom. The property also benefits from a secure allocated parking space, lift access to all floors and a roof terrace which is for communal use.

Please call, email or Whatsapp the office to register and arrange a viewing.

If you have a property to sell then we can help you find your new buyer and get you moving on your property journey. 01246 232156

Call now to view 01246 232156



### **Entrance Hallway**

5'1" x 10'2" (1.55 x 3.11)

Spacious and welcoming with Chrome heated towel rail, vinyl flooring with underfloor heating and access to a store cupboard which houses the washing machine/drier and combi boiler. Access is also provided to the Living Room, Bedroom and Bathroom.

The property also benefits from its own allocated secure parking space with fob entry system.

### **Living Area**

15'2" x 11'8" (4.63 x 3.57)

The living area is a large space accessed via oak framed doors and has a radiator, underfloor heating, vinyl flooring, 2 double glazed windows and Juliette Balcony. A media wall is also present alongside numerous controls for different lighting throughout the room. There is also a ceiling fan.

### **Kitchen**

5'1" x 7'6" (1.55 x 2.30)

The kitchen is beautiful and has ample wall and base units which incorporate a spacious worktop with single sink and drainer, integrated, eye level Microwave and oven, gas hob with extractor fan over and dishwasher. The Kitchen also benefits from an Insinkerator waste disposal unit and water filter. A small breakfast bar has also been installed. The Kitchen is all open plan with the Living Room and has a continuation of the vinyl flooring with underfloor heating.

### **Bathroom**

6'4" x 6'1" (1.94 x 1.86)

A spacious bathroom which is accessed via an oak framed door and has tiled flooring with underfloor heating and walls including a chrome heated towel rail and extractor fan. There is a low flush WC with sink and storage under and a large whirlpool bath with jacuzzi option. Other extras include an electric toothbrush charging point, blow drier and odourless

toilet. There are different settings available with the lighting including colours and dimmers including a sensor light for a sensitive night light.

### **Bedroom**

10'9" x 12'4" (3.29 x 3.78)

The bedroom is a large double bedroom accessed via an oak framed door and has vinyl flooring with underfloor heating and large double glazed window. There is a built in store room which has efficiently had an office space installed. Large, floor to ceiling wardrobes have also been installed.

### **IMPORTANT NOTE**

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in

these particulars are included in the sale or letting of the property.

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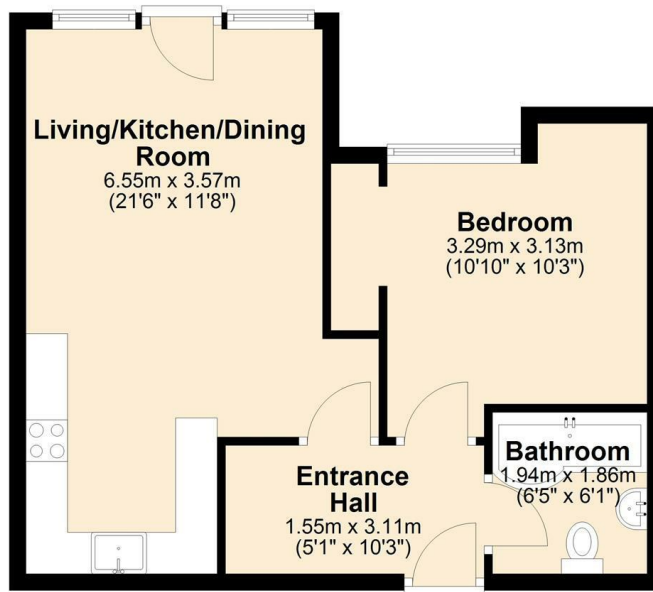
7.Alterations to the details may be necessary during the marketing without notice.





### Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



4 Glumangate, Chesterfield, S40 1QA  
 Telephone: 01246 232156  
 E-Mail: residential@wtparker.com  
 Website: www.wtparker.com