



Flat 10, AG1 Furnival Street

City Centre, S1 4QS

Price Guide £80,000



# Flat 10, AG1 Furnival Street



## Description

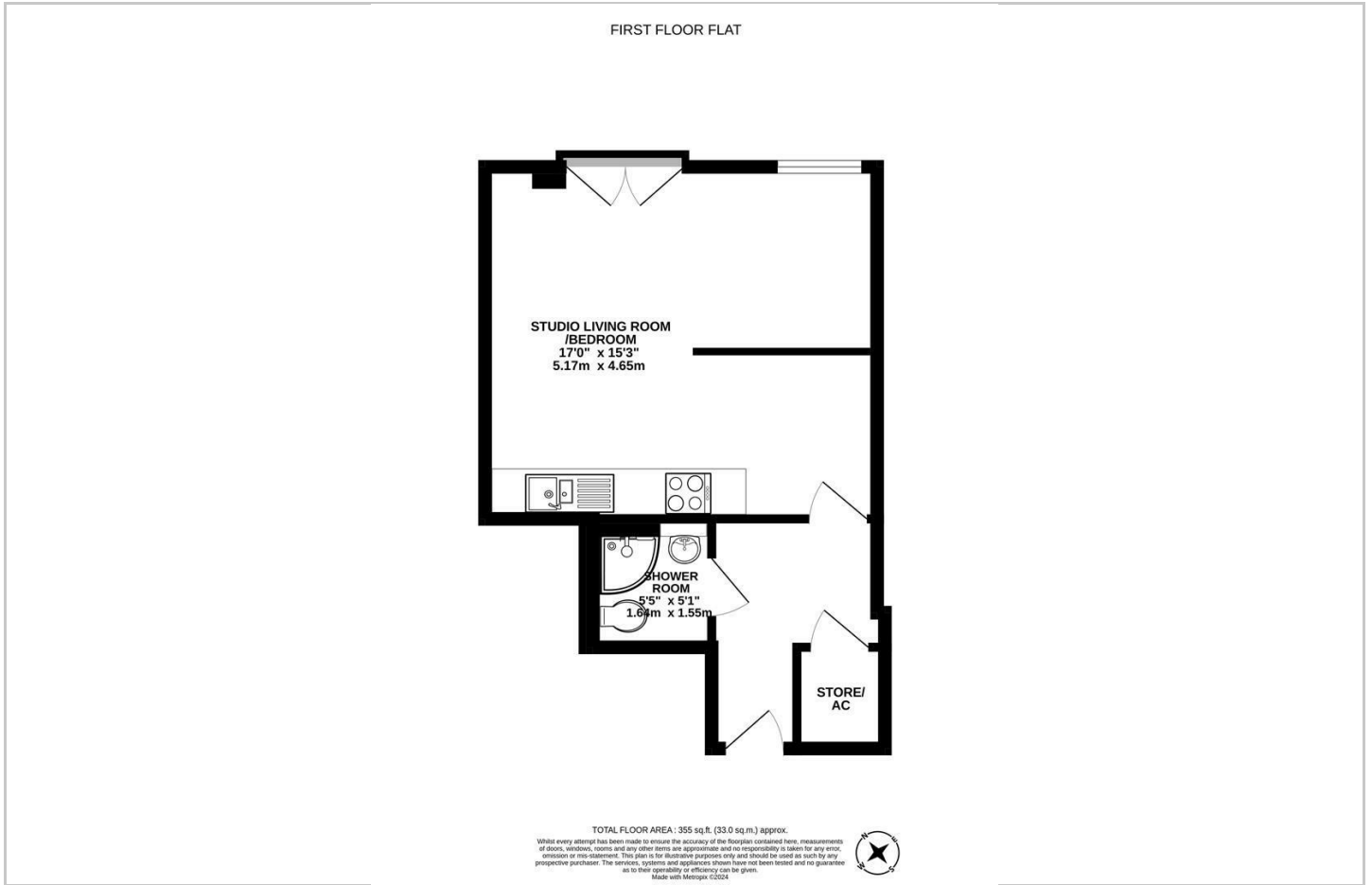
A modern and generously proportioned studio flat offering 355 square feet of very well presented accommodation bang in the heart of the fashionable city centre, close to the train station. The Steel City's regeneration is on full flow and residents of AG1 literally have the lot within a short walk from their own doorstep. The recently opened Cambridge Street Collective (Europe's largest food hall) offers four floors of culinary delights to explore and Sheffield Hallam University's campus is found just around the corner. This is the perfect starter home for first time buyers and young professionals and the investor market will appreciate the opportunity to buy and let. The property has modern building regs, no issues with fire safety/mortgage issues and is available with no onward chain.

- Studio flat with 355 square feet of accommodation.
- First floor.
- Close to the train station.
- Modern kitchen.
- 180 years left on the lease at an annual ground rent of £150.
- No onward chain.
- Great location close to everything the city centre has to offer.
- Open plan living style with a stud wall concealing the sleeping area.
- Contemporary bathroom with elegant tiling framing the suite.
- Annual service charge of £1,357.66 and an excellent EPC rating of C75.





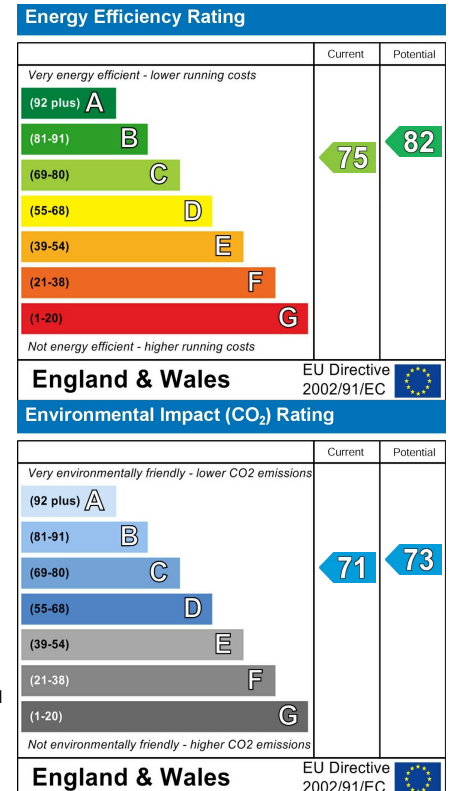
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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