

403 West One Central 12 Fitzwilliam Street

City Centre, Sheffield, S1 4JN

Price Guide £185,000



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Description

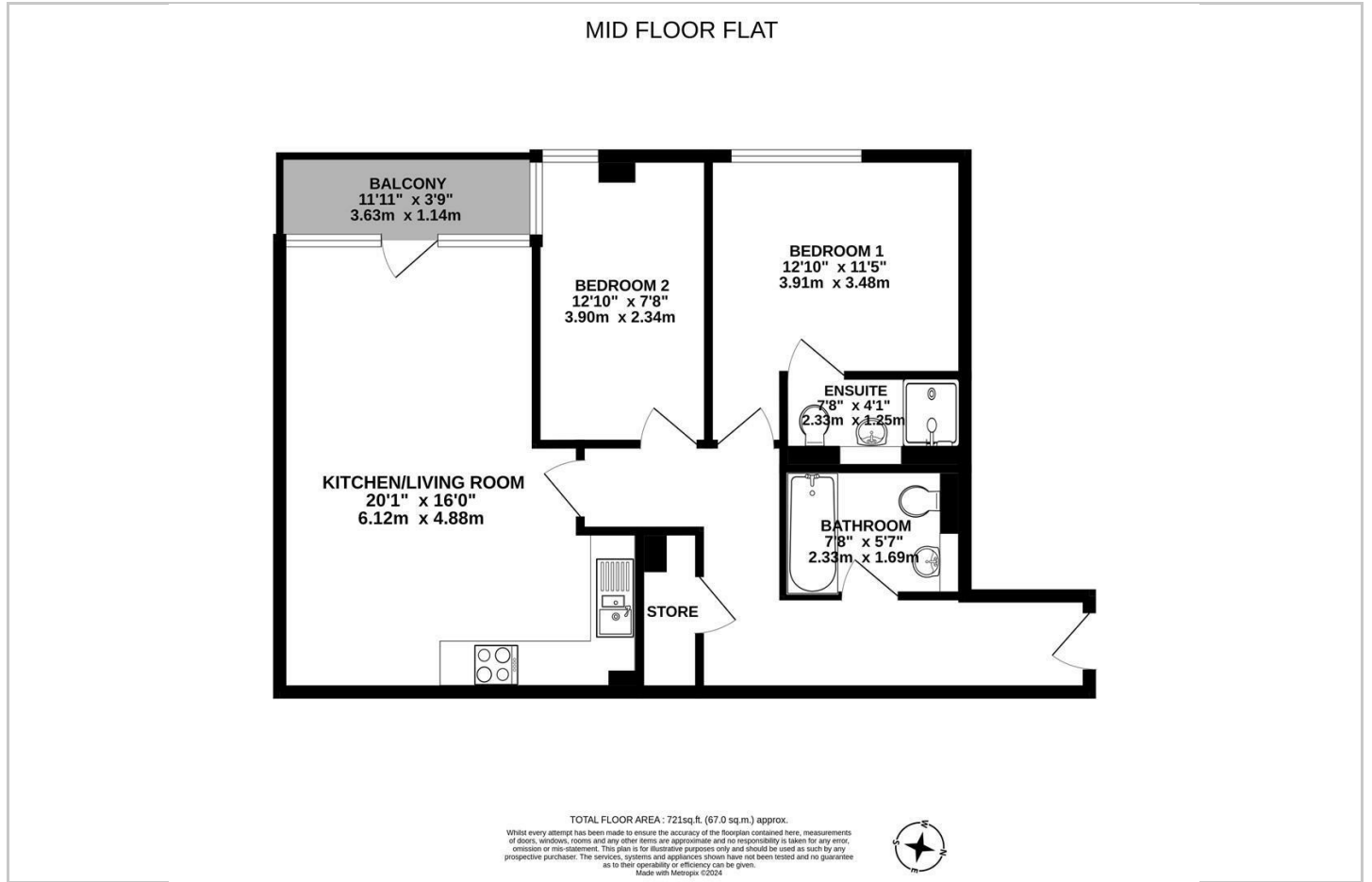
GUIDE PRICE £185,000 to £195,000. A modern two double bedroom apartment that is situated in the very heart of the 'Steel City' in one of Sheffield's most desirable city centre locations, opposite the trendy Devonshire Green. Ideal for investors with a rental value of £1000 pcm or equally for first time buyers. Located in the highly desirable West One development, on the doorstep of fantastic local amenities including independent coffee shops, fashionable bars, restaurants and boutiques. The generously proportioned apartment has a modern finish throughout and the principle accommodation enjoys a south, through to south west facing orientation that provides a lovely, sunny feel for the owner throughout the day. Not only does the apartment have a balcony but also use of a large communal garden which makes a great space to relax in during the summer months. The apartment also benefits from a secure underground allocated parking and bike storage.

- Two double bedrooms.
- Two luxurious bathrooms including one ensuite to the main bedroom.
- Large open plan living room with an interesting urban view.
- West facing balcony overlooking the well planned communal grounds.
- Modern fitted kitchen.
- Entrance hall with storage cupboard and intercom point.
- Secure, undercroft allocated parking bay (number 132) and bike storage area.
- No onward chain.
- 150 year lease from 2004 with combined ground rent and service charge annual costs of £2395.78.
- Council Tax Band C, EPC rating C70.





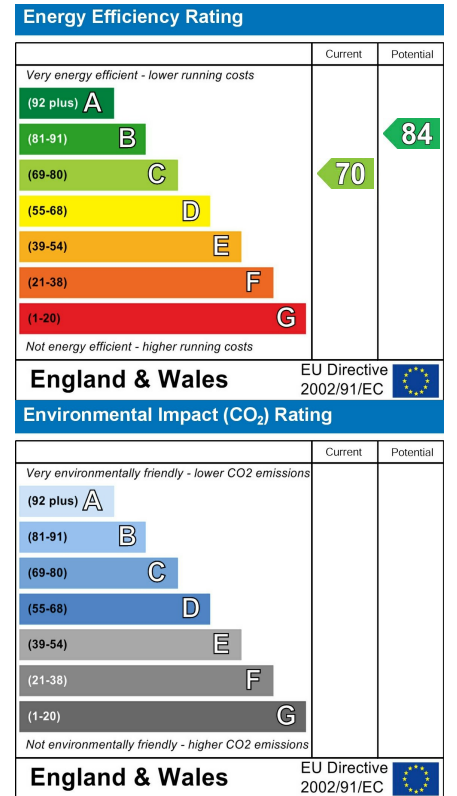
Floor Plan



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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