



West One City, 10 Fitzwilliam Street, Sheffield, S1 4JF

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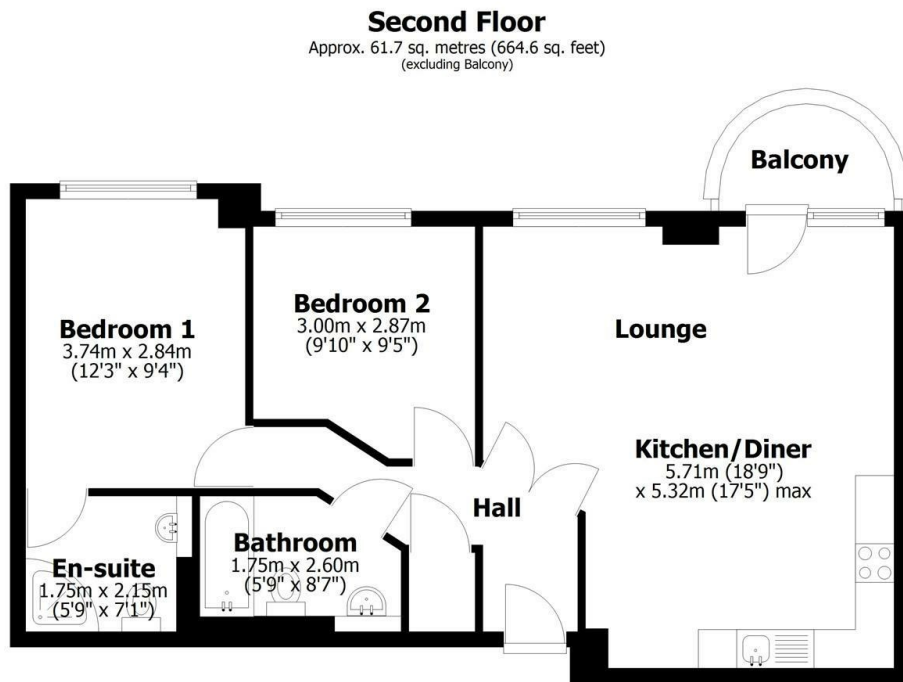
## Description

A second floor apartment that is located in the popular and sought after West One development by Devonshire Green. This isn't just about another flat in town, this is a lifestyle choice. The spacious interior with open plan living kitchen, balcony and ensuite is complemented by secure, covered and allocated off road parking, lift access to all floors and, of course, the excellent and very popular location towards the top of town. Devonshire Green comes alive in the warmer months of the year and is often host to a number of events and of course there are a number of vibrant bars, niche pubs and fine catering establishments to explore in your down time as well. The area is popular with a broad range of people but particularly popular with medics due to the close proximity of the main city hospitals. This lovely apartment has recently been redecorated and has a westerly facing view over the smart communal gardens, catching the afternoon and evening sunshine and being a great place to unwind after a busy day at work. The EPC rating is also excellent and will reflect how efficient this property is to run, saving owners £££ in costly utility bills. This is very much a great opportunity for first time buyers or investors who want to secure a safe move property that requires little in the way of upkeep or modernisation.

- SNUG approved property (Licence number 3018) - Modern building regs, heating and double glazing combine to produce an excellent EPC rating of B82.
- Perfect for owner occupiers or investors alike (has regularly been let, most recently for £950 per calendar month).
- Two double bedrooms both overlooking the communal grounds.
- Two bath/shower rooms including an ensuite to the principal bedroom.
- Large, open plan living kitchen with plenty of space for entertaining and everyday life.
- Private westerly facing balcony overlooking the smart and well kept communal grounds.
- Secure allocated parking found in the basement. Lift access for all floors.
- No onward chain.
- Secure intercom access, entrance hall and deep storage cupboard for essentials.
- Reasonable Annual Service Charge of £2351 and a 150 year lease from 2003 at an annual ground rent of £150.







Total area: approx. 61.7 sq. metres (664.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**205 West One City**



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840