



West One City, 10 Fitzwilliam Street, City Centre, Sheffield



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**OIRO £159,950**

- Spacious Two Bedroom Apartment
- Balcony
- Popular West One Development
- Sold with Vacant Possession
- EWS1 Certificate available with B1 Rating
- EPC Rating C
- Leasehold

Because property is personal with...

**Belvoir**



Belvoir Sheffield are delighted to present this attractive two-bedroom apartment, situated on the fifth floor of the highly sought-after West One development in the heart of Sheffield. The property offers a spacious open-plan living area with access to a private balcony, two well-proportioned double bedrooms and a modern bathroom, making this an excellent opportunity for first-time buyers or investors.

The entrance hallway features an intercom handset and a useful storage cupboard housing the water cylinder and washing machine. The spacious open-plan living area provides plenty of room for both relaxation and dining, with patio doors opening onto a private balcony. The modern kitchen is fitted with a range of wall and base units and includes an integrated oven, hob, and extractor fan, creating a sleek and practical space for cooking and entertaining.

Both double bedrooms are well-proportioned and the contemporary bathroom is complete with an enclosed shower, WC, and wash basin.

All furniture is included in the sale.

Perfectly positioned just minutes from West Street and Division Street, the apartment is within easy reach of a fantastic range of bars, restaurants, shops, universities, and hospitals. Excellent transport connections are also close by, including the Sheffield SuperTram, train station, and convenient access to the M1 motorway.



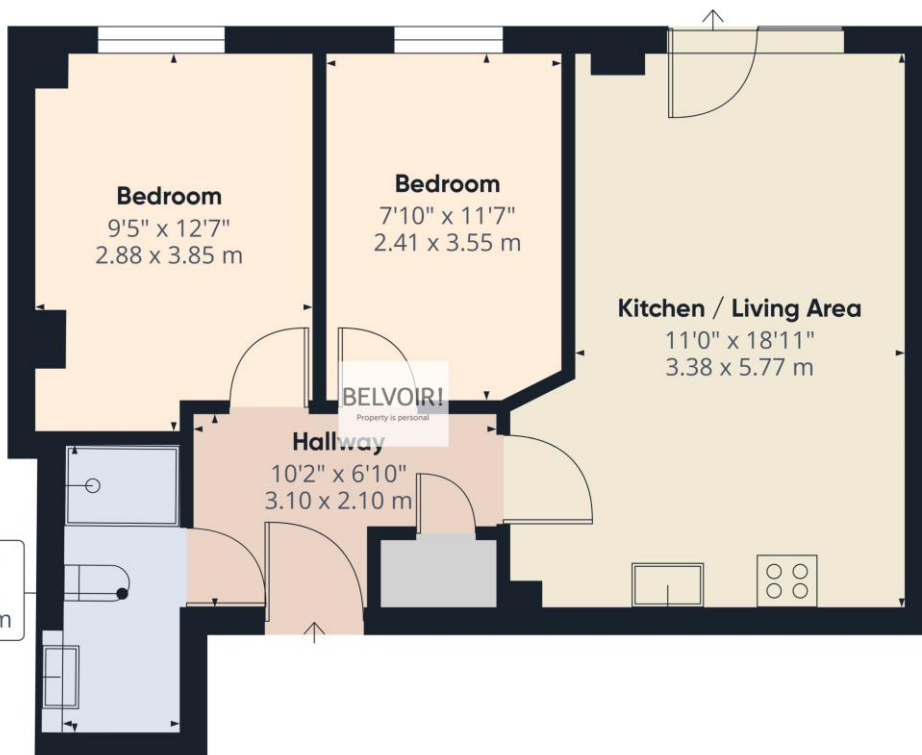
This apartment combines modern comfort with a superb location — ideal for both investors and owner-occupiers seeking a vibrant city lifestyle.

#### Additional Information

\*Lease remaining : 126 years \*Service Charge £1621 per annum \*Ground Rent £150 per annum Council Tax Band C \*As advised by Vendors\*

#### Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.

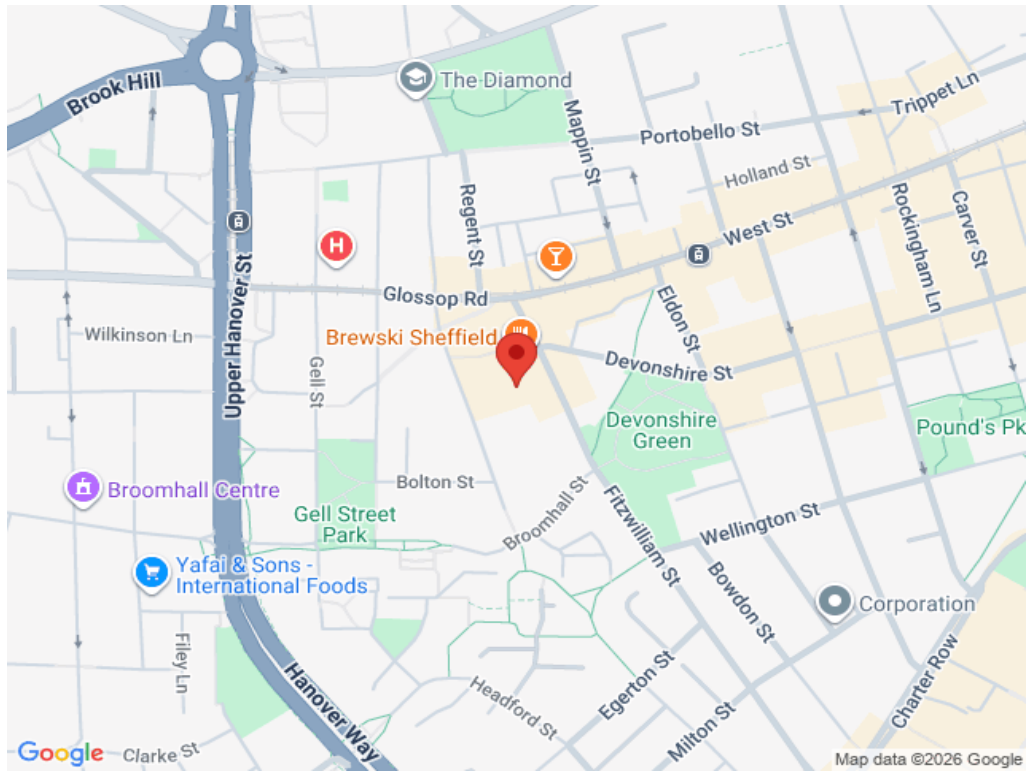


Approximate total area<sup>(1)</sup>  
 546 ft<sup>2</sup>  
 50.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**Belvoir**

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