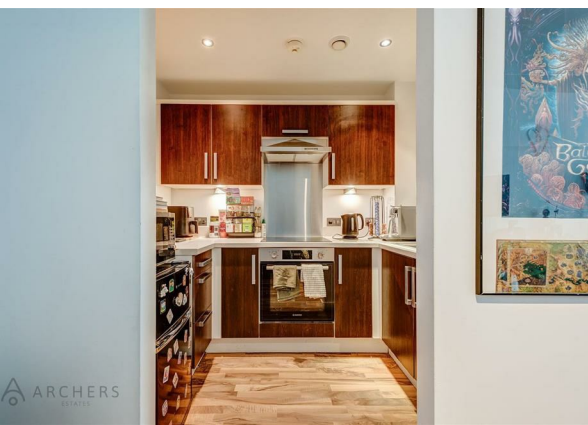
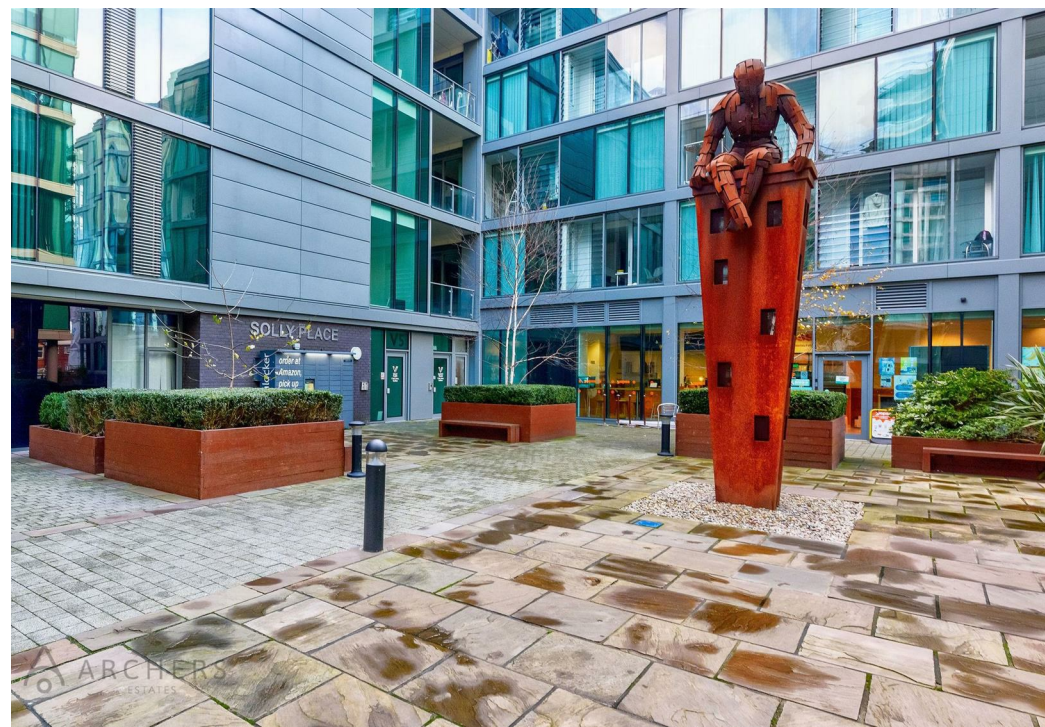
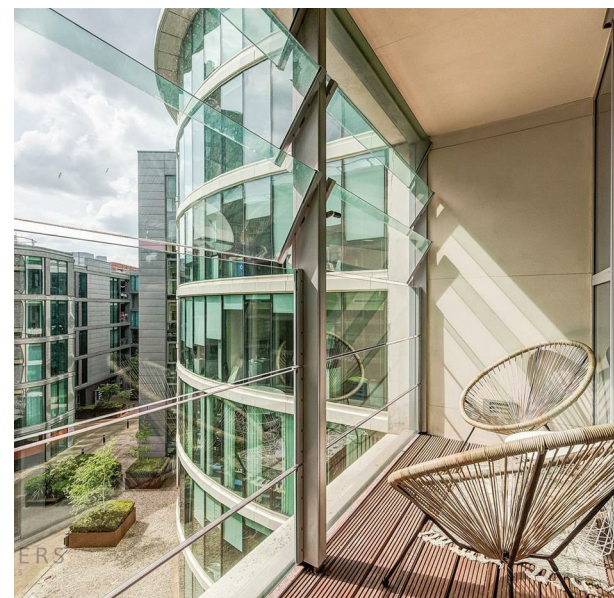


Apartment 71, City Point Solly Street, Sheffield, S1 4BP
£89,950

ARCHERS
ESTATES



Apartment 71, City Point Solly Street, Sheffield, S1 4BP

£89,950

Council Tax Band: B

A modern, spacious and tastefully decorated one bedroom fifth floor apartment which is located within this popular development in the heart of the city centre. Perfect for first time buyers or landlords, the property is situated metres away from a wealth of vibrant shops, restaurants and transport links including the Supertram network. It is also within easy reach of universities and hospitals, therefore offering something for everyone! With double glazing and electric heating throughout, the property in brief comprises; secure communal entrance lobby with lift and staircase access to the fifth floor, entrance hallway with sizeable storage room, living room with access to the balcony, kitchen with modern fittings, a double sized bedroom and a bathroom. Outside, there is a private communal area to the rear with seating areas and even a cafe! Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Leasehold tenure, 200yr lease from 2016. Service charges are £285.83 per month. Ground rent is £225 per annum. Pets allowed in the building with consent from the management company. Council tax band B.

Communal Entrance Lobby

A secure communal door with intercom access gains entry to the communal lobby area. There is direct access to the staircase and lift.

Fifth Floor Communal Landing Area

Entry to the flat is gained from the communal landing area, with access from the staircase or lift.

Entrance Hallway

A wooden entrance door leads to the hallway, which has an electric heater and a spacious storage room with space for a washing machine and the water cylinder is housed here.

Open Plan Living Room

A bright and spacious living room which has a living and dining area, an electric heater, laminate flooring, ample space for furnishing and a sliding patio door opening

to the balcony. The room opens to the kitchen.

Balcony

A great addition to the apartment, having decked floorboards and opening glass louvres to allow fresh air into the space. Perfect for al-fresco dining!

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit plus induction hob with extractor above. There is an integrated electric oven and space for a fridge freezer.

Bedroom

A double sized bedroom which has a upvc double glazed window, electric heater and fitted wardrobe.

Bathroom

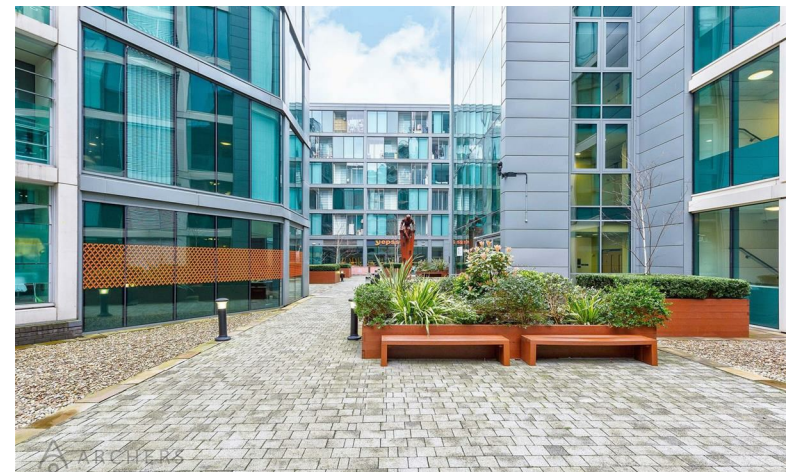
A modern styled bathroom which has a tiled bath with shower over, a vanity wash basin and low flush wc. With an electric towel radiator and vinyl flooring.

Outside

There is a pleasant communal courtyard behind the building which includes seating areas and a cafe.

Notes

Please note there is an active EWS1 Form on this building. A1 Rated.



Floor Plan

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 52.1 sq. metres (561.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	