123 City Point 1 Solly Street, Sheffield, S1 4BX
£110,000

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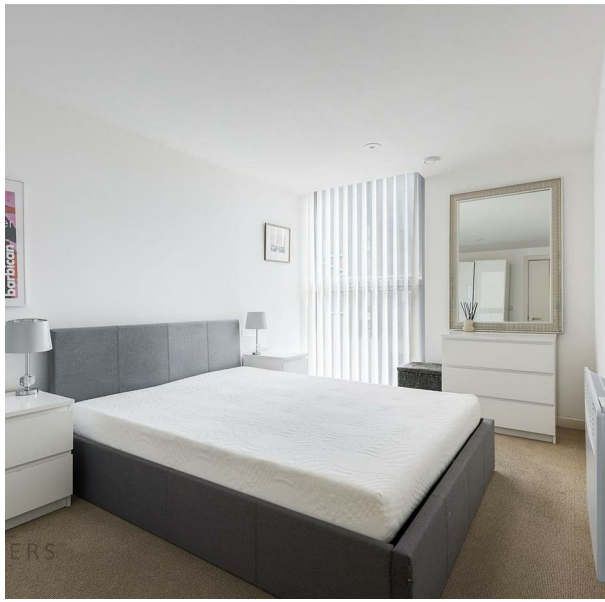

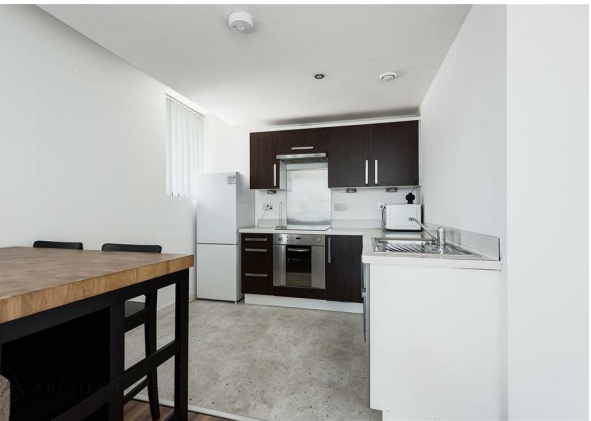

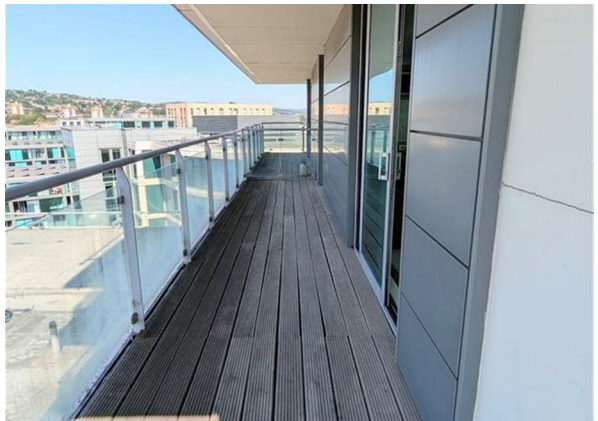

123 City Point 1 Solly Street, Sheffield, S1 4BX
£110,000
Council Tax Band: B

A stunning one bedroom tenth floor apartment which is located within this modern complex in the heart of the city centre. Offering an impressive 53 square metres of floor space, stunning far reaching views, two balconies and a spacious open plan living area to name a few highlights, it is ideal for first time buyers or landlords and is situated within close proximity to a wealth of shops, bars and amenities including everything Kelham Island has to offer, is well served by regular transport links including the Supertram network and is within a short journey of the universities and hospitals. With double glazing and electric heating throughout, the property in brief comprises; secure communal lobby with lift/staircase access, entrance hallway with storage cupboard, open plan lounge/kitchen area, two balconies (one of which is larger than average and enjoys excellent views, the other is a sun box), a double sized bedroom and bathroom. Outside, there is a communal courtyard area with cafe and seating areas. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates today to book your viewing! Leasehold tenure, 190 years remain on lease, council tax band B, service charges are £285.98pcm, ground rent is £225pa. AVAILABLE TO THE MARKET WITH NO CHAIN INVOLVED!

Communal Entrance Lobby
A secure entrance door with video intercom system gains access to the communal lobby, where there are letterboxes and immediate access to the staircase and lift system which leads to the 10th floor.

Entrance Hallway
A solid wood entrance door leads into the entrance hallway, which has a useful storage cupboard housing the water cylinder and a washing machine. Doors lead to all rooms in the apartment.

Open Plan Living/Kitchen Area
A bright and spacious living space which has a lounge and kitchen area, plus access to the two balconies. To the lounge area there is laminate flooring, an electric heater and ample space for seating and dining furniture. To the kitchen there are fitted wall and base units with a laminated worksurface incorporating an electric hob with extractor above and a stainless steel sink and drainer unit. With an integrated electric oven and space for a fridge freezer and dishwasher. There is a side facing upvc double glazed window and vinyl flooring.

Balconies
Boasting two balconies, the property enjoys a larger than average side facing one off the lounge complete with decking and a glass balustrade. Being on the 10th floor, there are spectacular views across the Sheffield city centre skyline and towards the suburbs too. The second balcony is an enclosed front facing sun box with shutters and decking.

Bedroom
A spacious double sized bedroom which has a front facing upvc double window, electric heater and ample space for furnishings.

Bathroom
Having a modern suite comprising of a tiled bath with shower over, a pedestal wash basin and a low flush wc. With tiling to the walls and floor and an extractor fan.

Outside
The building is located within a communal complex which includes seating areas and a cafe in the courtyard area.

Notes
Please note there is an active EWS1 Form with an A1 rating that means the building's external wall materials are entirely non-combustible and do not require any remedial fire safety work. Pets are allowed in the building with the consent of the management company.

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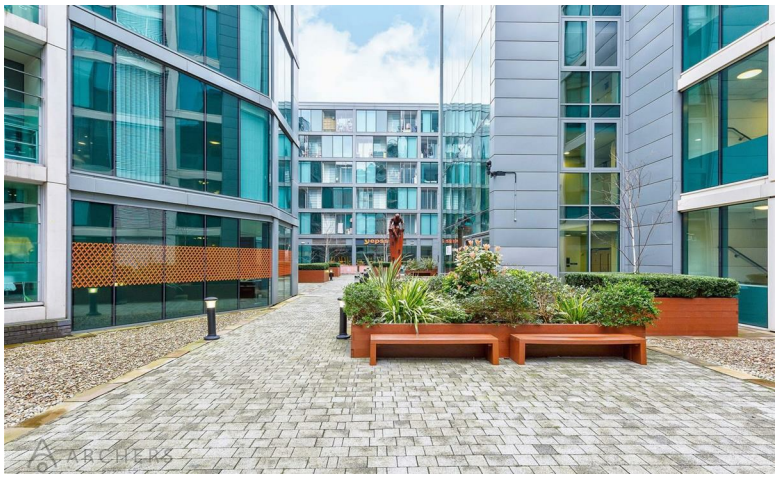

Floor Plan

Approx. 53.0 sq. metres (571.0 sq. feet)
(excluding Balcony)

Total area: approx. 53.0 sq. metres (571.0 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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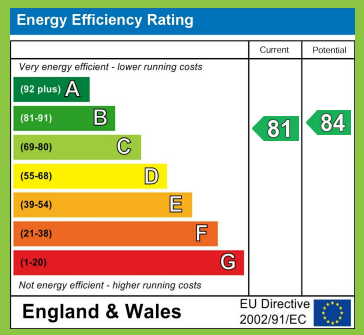
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