





UG06 West Bar House

Furnace Hill • Sheffield • S3 7BZ

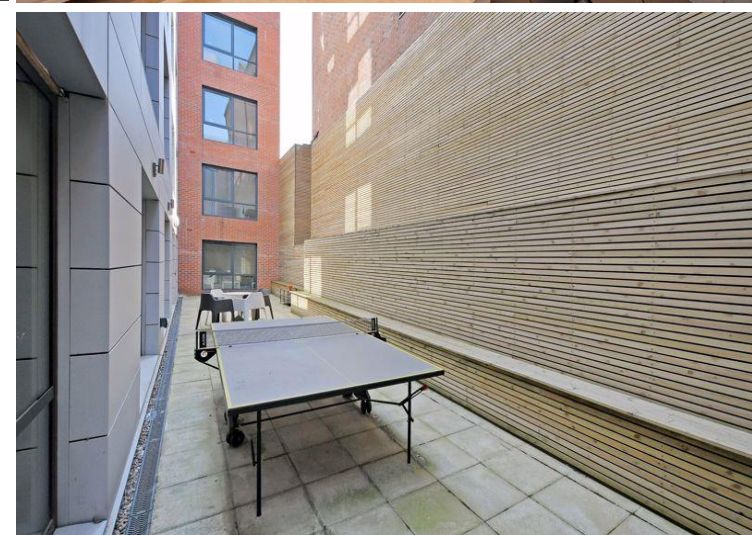
Asking Price £45,000

ATTENTION INVESTORS – CASH PURCHASERS ONLY A first floor studio apartment in the heart of Sheffield City Centre, close to Kelham Island. This superb investment opportunity is designed for mixed use occupancy and is offered fully furnished. The accommodation comprises an open plan living and sleeping area occupying a corner position, with three generous windows providing excellent natural light and city views. The fitted kitchen features a range of white high gloss units with contrasting worktops, a two ring ceramic hob, microwave, space for a fridge freezer, downlighters, smoke alarm and electric panel heater. The shower room is fitted with a white suite, electric shower, partial tiling and extractor fan. The development benefits from lift access, laundry room, gym, cinema and games room, along with a generous communal roof terrace enjoying impressive views. West Bar House is ideally located for easy access to Kelham Island and Sheffield City Centre, with a wide selection of cafes, pubs and restaurants nearby, as well as convenient access to the hospitals and universities.



- CASH PURCHASERS ONLY
- Fully Furnished - First Floor Studio Apartment
- Built-In Kitchen Appliances Included
- Generous Communal Roof Terrace With Views
- Cinema, Games Room, Gymnasium & Laundry Room

- Lift Access
- Double Glazing & Electric Heating
- Excellent Amenities & Transport Links
- Service Charge approx £1915 Including Utilities
- Council Tax Band A, EPC Rating C



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APPROXIMATE GROSS INTERNAL AREA = 20.3 SQ M / 218 SQ FT

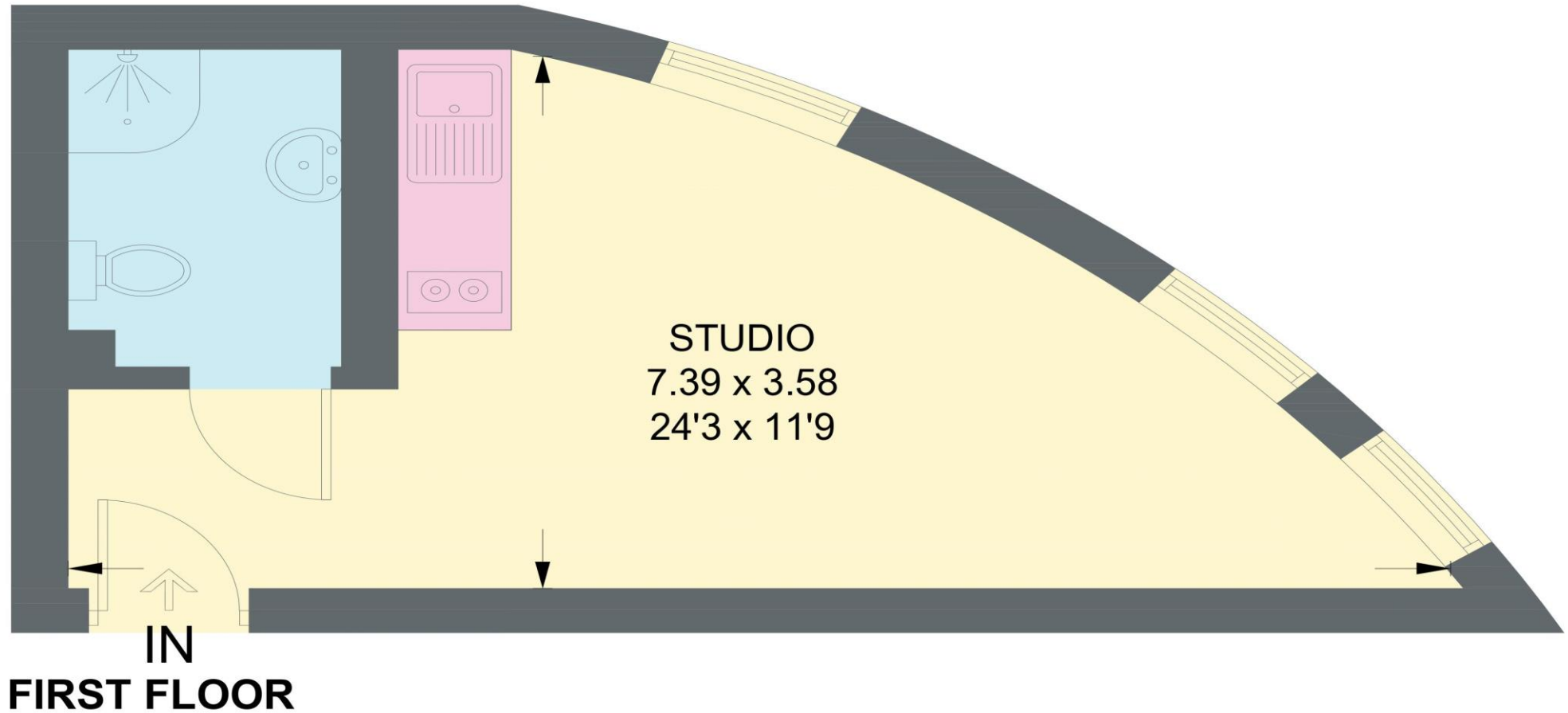


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.