







203 West One Aspect

17 Cavendish Street • Sheffield • S3 7SS

Guide Price £160,000 - £170,000

Positioned on the second floor and offered to the market with no onward chain, this spacious two double bedroom apartment benefits from a larger-than-average balcony overlooking the communal gardens with attractive views towards the city centre. Offering light and airy accommodation throughout, the property is ideally suited to first-time buyers, professionals or investors seeking modern city living within a highly convenient location. Accessed via a secure communal entrance with intercom system, the development benefits from both stair and lift access leading to a private second-floor entrance. Internally, a welcoming hallway provides useful cloakroom storage, hanging space and a separate storage cupboard housing the water tank. At the heart of the home is a superb open-plan living, dining and kitchen area designed to maximise natural light through generous windows and a glazed door opening directly onto the spacious decked balcony. The balcony provides an excellent private outdoor seating area overlooking the well-maintained communal grounds while enjoying pleasant views towards the city centre. The contemporary fitted kitchen is seamlessly incorporated within the living space and features a range of modern units together with integrated appliances including an electric hob, recent stainless steel Siemens extractor hood, new integrated Beko dishwasher, and Indesit washer dryer.. The flexible layout offers ample room for both lounge and dining furniture, making it ideal for everyday living and entertaining alike. There are two well-proportioned double bedrooms, both enjoying pleasant aspects over the communal gardens. The principal bedroom is complemented by an en-suite-style shower room, while the main bathroom is fitted with a stylish modern suite featuring contemporary tiling, a shower over the bath and a chrome heated towel rail. Externally, residents benefit from attractive communal gardens together with secure under croft parking including one allocated parking space. Ideally positioned for convenient city-centre living, the property is within easy reach of Devonshire Green, excellent public transport links including the Supertram and train station, and offers superb access to the city's hospitals and universities.





- Spacious Second Floor Apartment
- 2 Double Bedrooms
- Bathroom & Ensuite Shower Room
- City Centre Location
- Larger Sized Balcony

- Well Maintained Gardens
- Secure under Croft Parking
- Anticipated Service Charge 2026 £2,298.76
- Lease 150 years from 27/05/2004
- Council Tax Band C, EPC Rating C



203 ASPECT, WEST ONE

APPROXIMATE GROSS INTERNAL AREA = 67.5 SQ M / 726 SQ FT

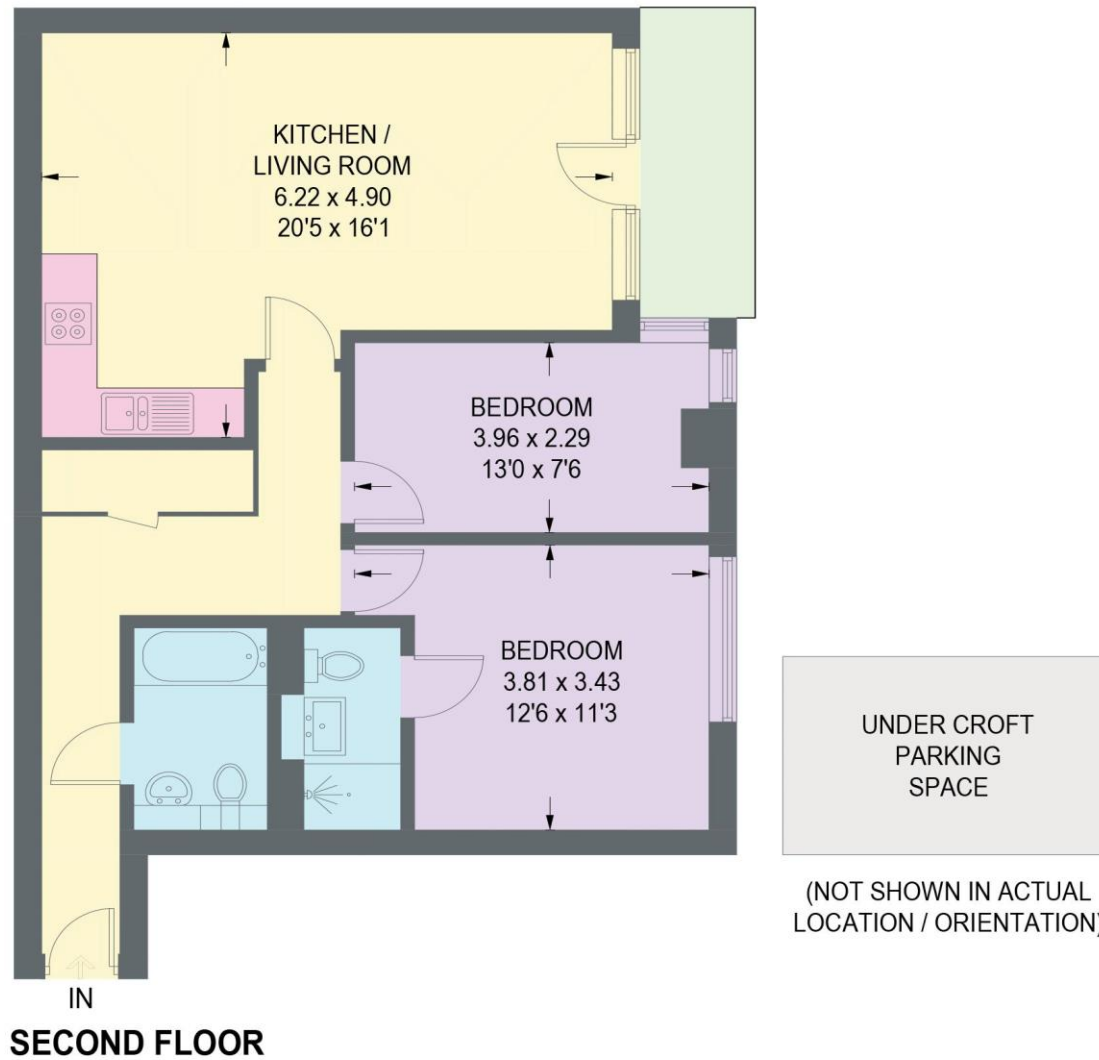


Illustration for identification purposes only,
measurements are approximate, not to scale.



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