

403 West One Central, 12 Fitzwilliam Street, Sheffield, S1 4JN

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## Description

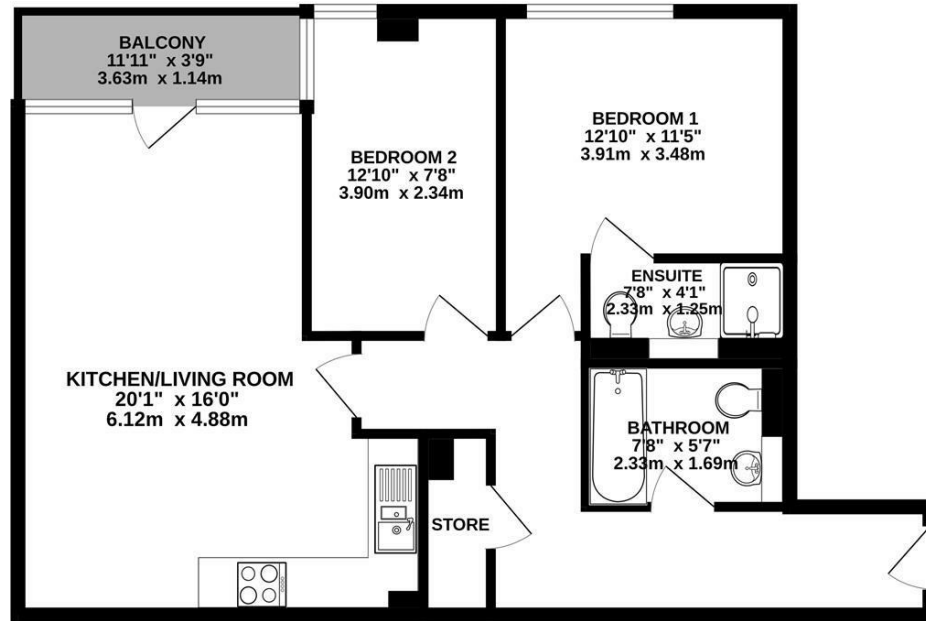
A smart, two double bedroom apartment that is situated on the fourth floor of this prestigious development that is located adjacent to Devonshire Green in one of the city centres most desirable of locations. This lovely apartment has a feeling of light and space throughout its versatile accommodation with low level windows contributing to the feeling of space. The large living room features a balcony that overlooks the attractively planned and presented communal gardens and there is a modern, fitted kitchen on the back wall that makes for a great open plan living arrangement. Often in apartments of this type the second bedroom can be a disappointment but not here, the second bedroom is a good sized double and also offers the flexibility to be utilised as a home office if preferred. With two bathrooms (one ensuite), undercroft parking for one vehicle, lift access to all floors, no onward chain and a storage area for bikes it is going to be hard to better this flat.

- Two double bedrooms.
- Two luxurious bathrooms including one ensuite to the main bedroom.
- Large open plan living room with an interesting urban view.
- West facing balcony overlooking the well planned communal grounds.
- Modern fitted kitchen.
- Entrance hall with storage cupboard and intercom point.
- Secure, undercroft allocated parking bay (number 132) and bike storage area.
- No onward chain.
- 150 year lease from 2004 with combined ground rent and service charge annual costs of £2395.78.
- Council Tax Band C, EPC rating C70.



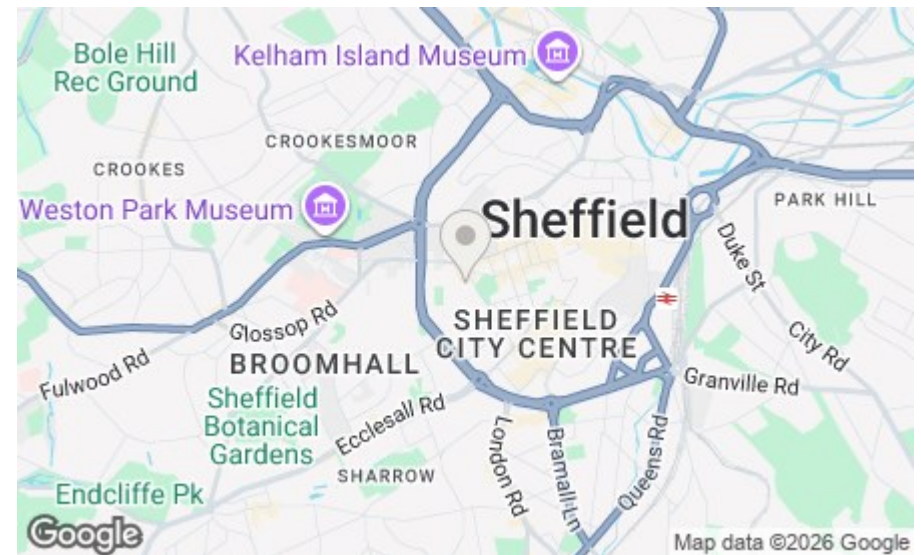


## MID FLOOR FLAT



TOTAL FLOOR AREA: 721sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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