



# City Wharf, 1 Nursery Street, Sheffield, S3 8GF

Offers In Region Of £90,000

1 1 1



## City Living with Style & Simplicity

Welcome to City Wharf, a stylish riverside development nestled on the edge of Sheffield City Centre. The apartment offers a beautifully arranged one-bedroom home with modern comfort, clean lines, and the ultimate in low-maintenance living, all offered to market with no onward chain.

### Why You'll Love It:

City Wharf enjoys a prime location just moments from the River Don and the bustling heart of Kelham Island. With the city centre a short stroll away and direct transport links on your doorstep, this is city living without compromise. Whether you're a first-time buyer, a professional looking for a sleek city pad, or an investor seeking a strong rental prospect, this apartment ticks every box.

### Step Inside:

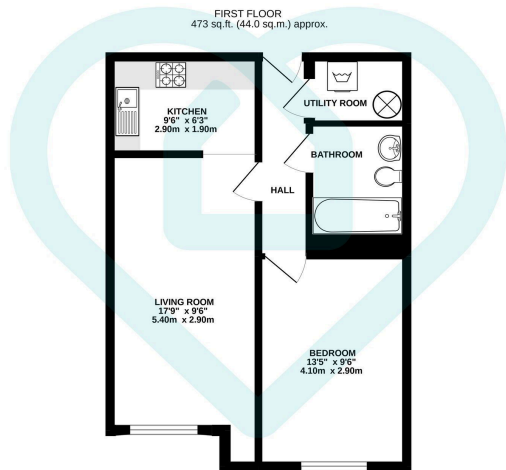
Situated on the second floor, the apartment features a bright and inviting living room that forms the heart of the home, flooded with natural light and seamlessly flowing into a smart galley kitchen, fully fitted with integrated appliances. The double bedroom is generously sized, mirroring the living room's stylish proportions and featuring a large window for plenty of light. The contemporary bathroom is thoughtfully positioned off the hallway, offering a full-size bath with shower over. A utility room just off the hall adds practical storage, a rare and welcome bonus in city apartments.

### Need to Know:

- No onward chain – move straight in
- Second floor position with secure entry
- Excellent transport links nearby
- Walking distance to Kelham Island & the city centre
- Strong potential for owner-occupiers or investors

**A fantastic home or investment in one of Sheffield's most vibrant areas. Book your viewing today.**

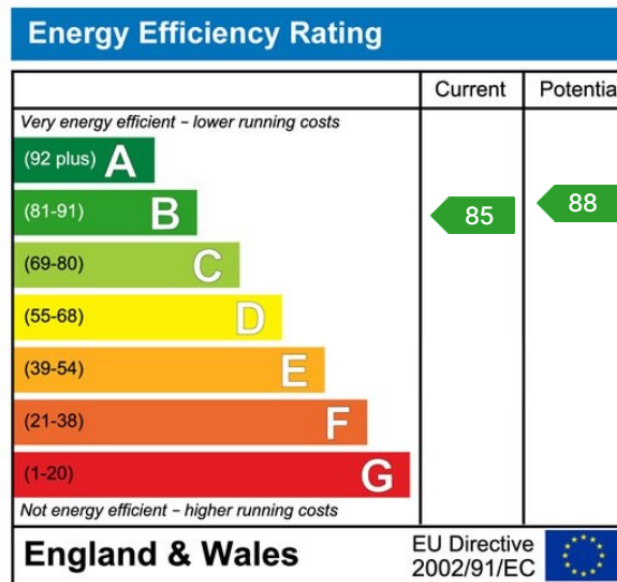




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Offered With No Onward Chain
- Second Floor
- Fitted Kitchen With Integrated Appliances
- Contemporary Bathroom
- Excellent Transport Links
- One Bedroom Riverside Apartment
- Spacious And Light-Filled Living
- Generously Sized Double Bedroom
- Fantastic Location Close To Kelham Island And The City Centre
- Secure Main Entrance



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### Get in touch - arrange an appointment



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