



Smithfield, 131 Rockingham Street, Sheffield, S1 4EY

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## DESCRIPTION

Welcome to this spacious two-bedroom apartment located on Rockingham Street, right in the heart of Sheffield City Centre, soon to be known as the Heart Of The City. Built in 2005, this modern apartment boasts a contemporary open plan layout that is both inviting and functional.

As you enter, you will be greeted by a light and airy living and dining area, enhanced by floor-to-ceiling windows that allow natural light to flood the space. The well-appointed kitchen features a full array of wall and base units, along with integrated appliances, making it a delight for any home cook.

The apartment comprises a large double bedroom, serving as the principal room, and a smaller single bedroom that is ideal for use as a home office or a guest room. The modern bathroom is fitted with a neutral three-piece suite, including a bath with a shower over, ensuring both style and practicality. Additionally, there is a storage cupboard that conveniently houses the hot water tank.

Security is a priority in this building, with fob access and gated entry leading to an allocated undercroft parking space, providing peace of mind for residents.

Situated in one of the best locations in the city, this property offers easy access to all that Sheffield has to offer, with shops, restaurants, and cultural attractions just a short walk away. Whether you are looking for an enviable first home or a wise investment opportunity, this apartment has been successfully let out for several years, with a potential annual rental income of approximately £10,000 and comes with no onward chain!

Do not miss the chance to view this exceptional property. Contact ELR today at 0114 2683388 to arrange a viewing!

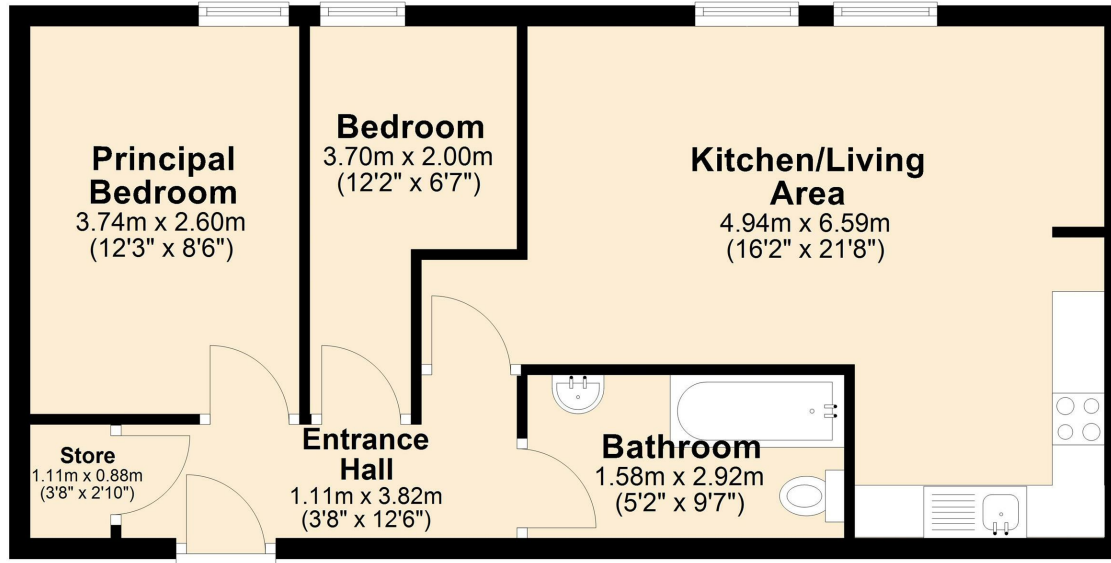
- Two bedroom apartment in the heart of the City
- One allocated, under croft parking space included
- Spacious open plan layout
- Living room with floor to ceiling windows
- No onward chain
- Walking distance to Universities, Hospitals and the City Centre
- Modern kitchen with integrated appliances
- Bathroom with three piece suite
- Ideal for first time buyers or investors alike
- Sheffield Heart Of The City on your doorstep!





## First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 sq. feet)



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