



**The Warehouse, Wharf Street,
City Centre, Sheffield, S2 5SY**



OIRO £245,000

- Stunning Two Bedroom Executive Apartment
- Converted from Former Grain Warehouse
- Impressive 1129 Square Foot of accommodation
- Permit Parking
- En-Suite to Master Bedroom
- Leasehold
- EPC rating E

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Belvoir Sheffield are pleased to present this fabulous two-bedroom apartment, set within a beautifully converted former grain warehouse dating back to 1819.

This impressive Grade II Listed Building combines striking industrial character with modern living, and is ideally located close to Sheffield city centre and the vibrant amenities around Victoria Quays.

This spacious apartment offers well-proportioned accommodation throughout and retains a wealth of original features, including exposed timber beams and ironwork, reflecting its rich industrial heritage.

Enjoying views over the canal basin, the property is perfectly positioned within a sought-after waterside setting, known for its relaxed, cosmopolitan atmosphere and an excellent selection of nearby restaurants, bars, and cafes.



The accommodation briefly comprises a secure communal entrance, two separate entrance hallways leading into the apartment, a generous living room with defined lounge area and a snug, a fitted kitchen, a main bathroom, and two double bedrooms. The principal bedroom benefits from an en-suite and a dedicated dressing area overlooking the water.

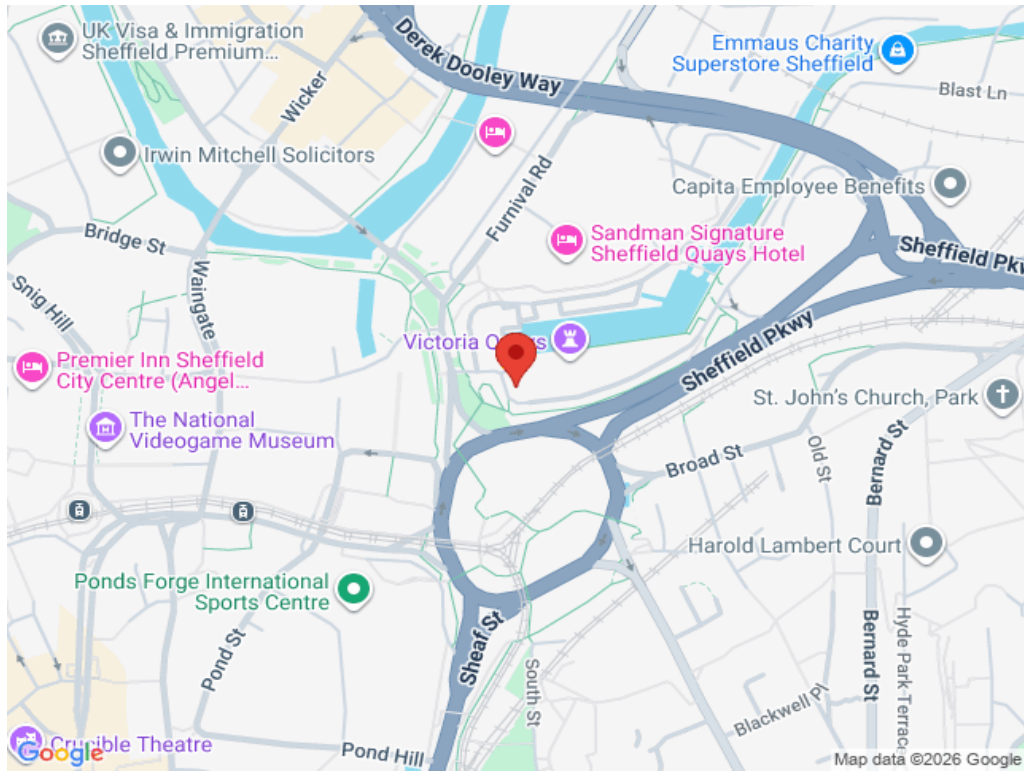
The current owner has made a number of improvements to the property, including a stylish upgraded main bathroom featuring a jacuzzi bath and a Bluetooth mirror and a newly installed en-suite to the master bedroom. A replacement water cylinder was fitted approximately three years ago and the apartment has also benefited from the installation of new electric heaters throughout. The modern fitted kitchen is well-equipped with integrated appliances, including a washer, dishwasher, microwave, oven, fridge, and freezer all included within the sale.

Located in the heart of Sheffield City Centre, the apartment offers convenient access to a wide range of shops, eateries, and transport links, making it an ideal purchase for professionals, first-time buyers, or investors alike.

*100 years left on lease *Ground Rent £50 per annum *Service Charge £4282 per annum *Council Tax Band C *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.





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