



Metis, 1 Scotland Street,
City Centre, Sheffield, S3 7AQ



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OIRO £120,000

- Beautiful Second Floor Apartment
- Vacant Possession & No Chain
- Allocated Parking
- En Suite to Master bedroom
- Balcony
- Open Plan Living / Dining / Kitchen Area
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to bring to the market this impressive two-bedroom apartment, situated on the second floor of the highly regarded Metis development in the heart of Sheffield city centre.

Offering bright and spacious accommodation throughout, this dual-aspect apartment benefits from a generous open-plan living and dining space, contemporary fitted kitchen, private balcony with city views and two well-proportioned double bedrooms. The principal bedroom also benefits from a modern en-suite shower room.

The apartment is accessed via a welcoming entrance hallway with a secure intercom system and useful storage cupboard, which also houses the water cylinder and washing machine.

The main living space provides an excellent area for both relaxing and entertaining, with dual-aspect windows allowing an abundance of natural light into the room. Patio doors open onto the private balcony, offering attractive views across the city. The modern kitchen is well equipped with a range of integrated appliances, including an oven, hob, extractor fan and dishwasher.



Both bedrooms are generously sized doubles, with the principal bedroom benefiting from its own contemporary en-suite shower room. The separate main bathroom is fitted with a bath and shower over, WC, wash hand basin and heated towel rail.

Externally, the property benefits from an allocated parking space within the secure underground car park, together with lift access to the apartment and an on-site concierge service.

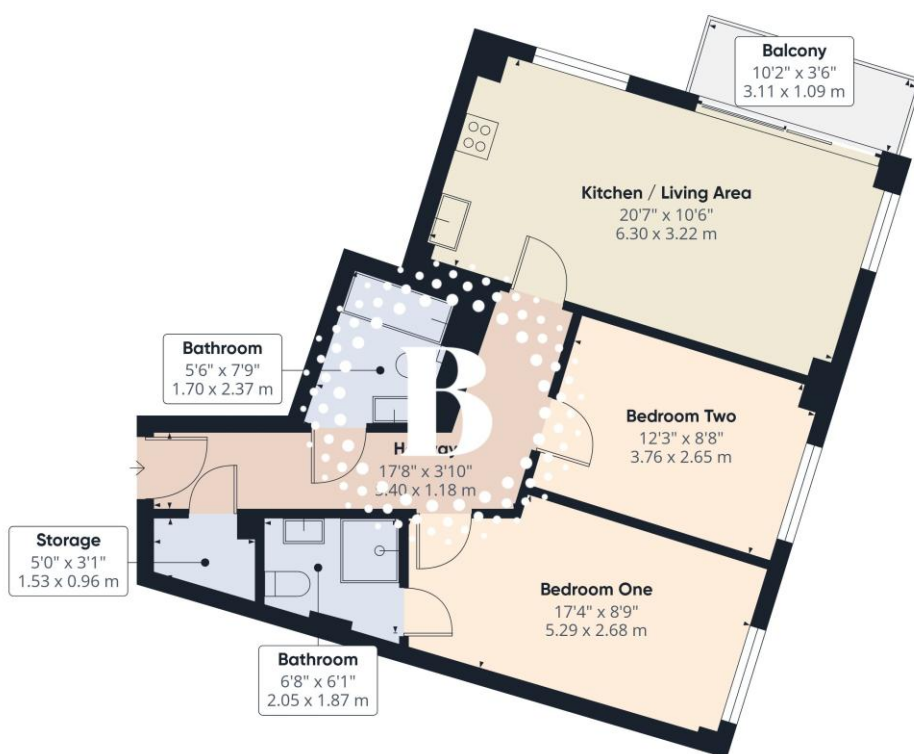
A further benefit is that the property is being sold with the furniture and white goods included, providing an excellent opportunity for a purchaser looking for a ready-to-move-into home. It would also be particularly well suited to an investor looking to let the property on a fully furnished basis.

The apartment also benefits from an EWS1 form with a B1 rating, vacant possession and no onward chain.

Location: Metis is ideally positioned for access to Sheffield city centre and is within easy reach of the city's universities, hospitals, shops, restaurants and bars. Excellent public transport links are also nearby, making the property particularly convenient for professionals, students and those looking to enjoy all that Sheffield city-centre living has to offer.

*Lease end date 01/01/2256 *Ground Rent £150 per annum *Annual Service Charge £2001.51 + Annual Block Insurance £594.78 *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.



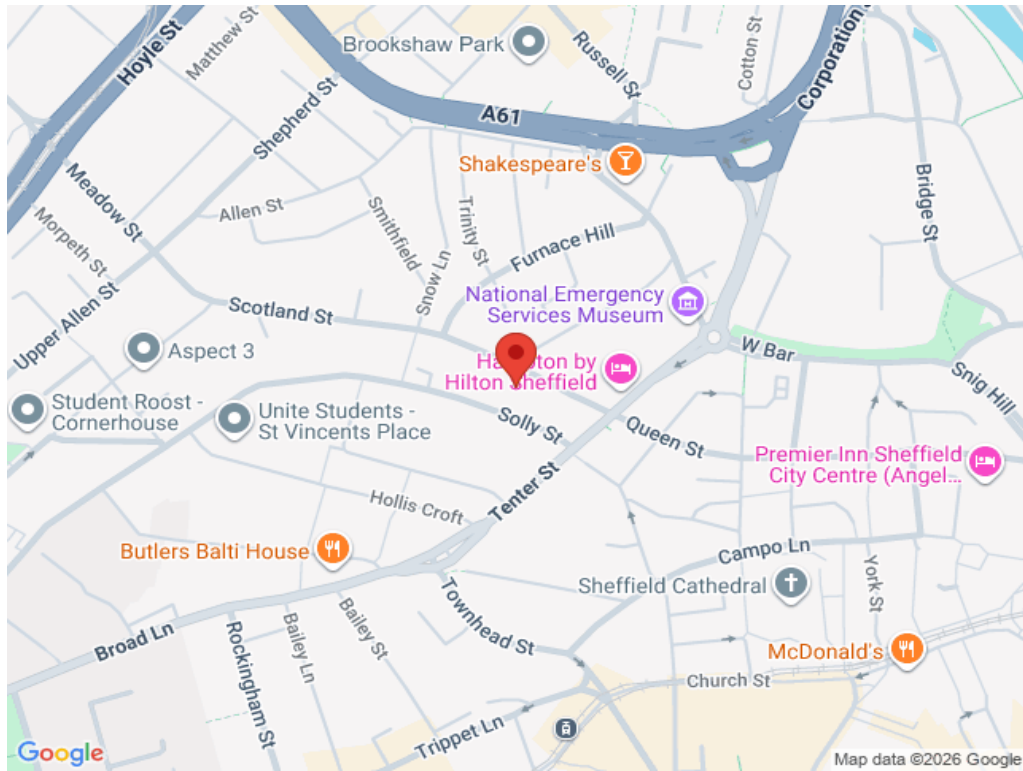
Approximate total area⁽¹⁾
661 ft²
61.3 m²

Balconies and terraces
37 ft²
3.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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