

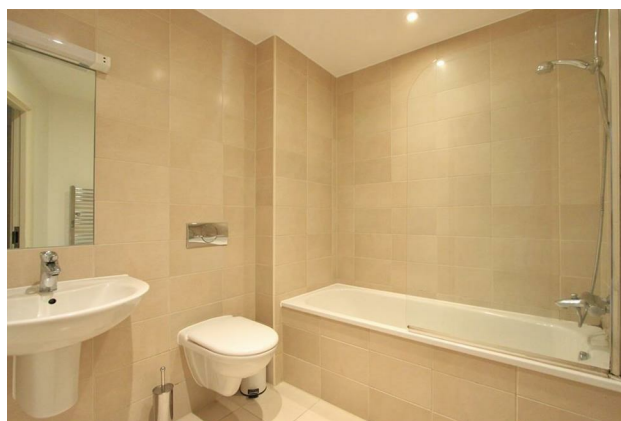
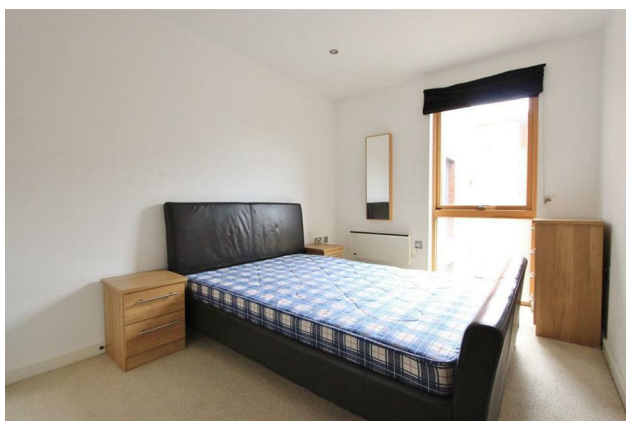
HUNTERS®

HERE TO GET *you* THERE

Shire House, 115 Napier Street, Sheffield, Sheffield, S11 8JA

Asking Price £92,500

Property Images

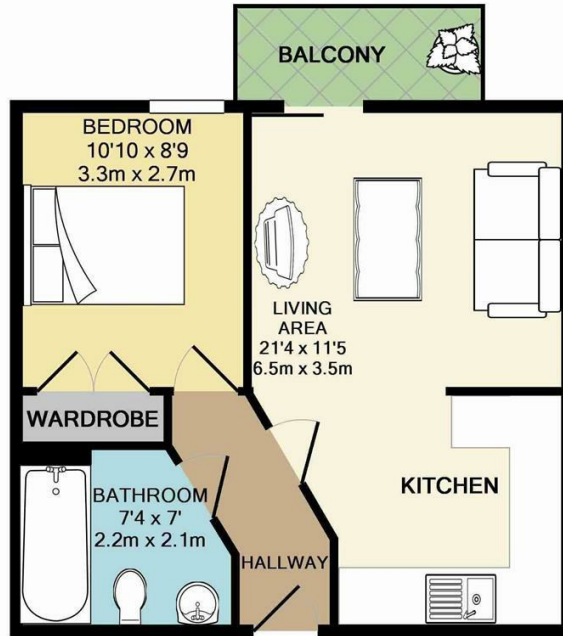


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Floorplan



TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Flat Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

Summary

Hunters of Hunters Bar are delighted to bring to market this well presented one bedroom fifth floor apartment situated in the desirable residential development of Wards Brewery. Within close proximity to all the city centre amenities, both universities, as well as the social facilities of Ecclesall Road which include excellent restaurants and bars and several major grocery stores only a short walk away. The apartment is available with NO CHAIN the apartment would suit either a first time buyer or investor looking to add to their portfolio. EWS1 B1 RATED - cert available.

Briefly comprises: Entrance hall, large open plan living room and kitchen with balcony, one double bedroom and family bathroom communal gardens. Viewing advised to appreciate the accommodation on offer.

Features

- No Chain
- Superb one bedroom fifth floor one bedroom apartment
- Offering good living space
- Easy access to the city centre and the vibrant Ecclesall Road
- Worthy of an internal inspection
- perfect for a first time buyer of investor
- 8.3% GROSS YIELD.