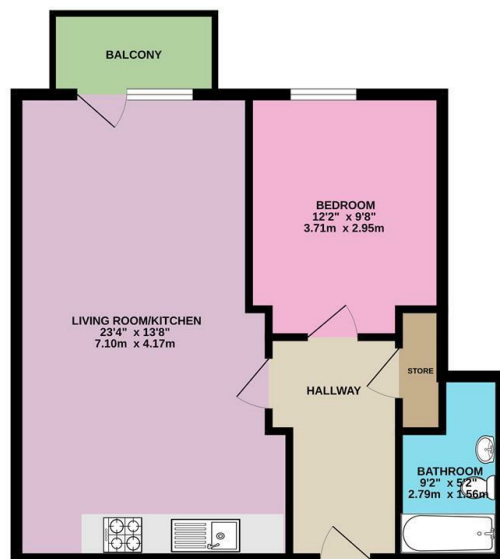


## Apt 504, West One Plaza One, Cavendish Street, Sheffield, S3

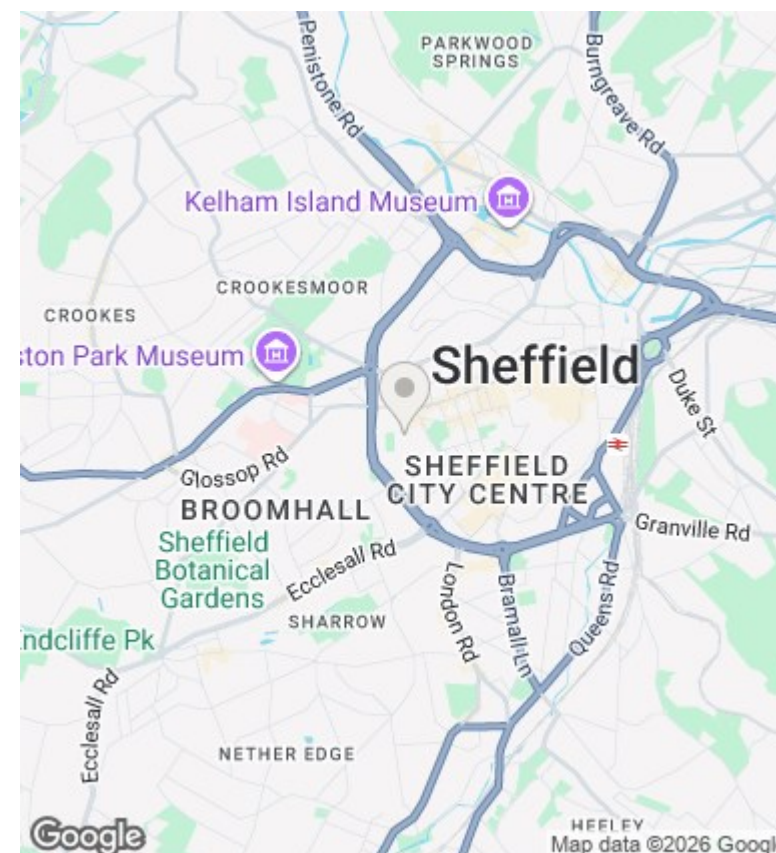
Offers Over £125,000

- No onward chain
- Balcony
- City centre on your doorstep
- Council tax band B
- Fifth floor
- Modern bathroom
- Great for both universities and many central hospitals
- Open plan living room/kitchen
- Well regarded development
- EWS1 compliant

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Memento 02/2020



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	