



Burgess House, 5 Cross Burgess Street, City Centre, Sheffield, S1 2LZ



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OIRO £132,000

- Fantastic High Spec Development
- One Bed Apartment
- Sixth Floor
- Prime City Centre Location
- Vacant Possession & No Chain
- Residential Courtyard & Concierge
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to present this stylish one-bedroom sixth floor apartment, set within a high-specification development in a prime city centre location.

Offering spacious and contemporary living throughout, the property is available with vacant possession and no onward chain, making it an ideal purchase for first-time buyers, professionals, or investors.

This beautifully presented one double bedroom apartment features a large open plan kitchen, dining and living area, complete with patio doors leading to a Juliet balcony, allowing for plenty of natural light. The property is finished with stunning herringbone flooring and boasts very modern fixtures and fittings throughout.



The contemporary kitchen is fully equipped with integrated appliances, including a fridge freezer, dishwasher, oven, and hob—perfectly suited for both everyday living and entertaining. The property also features a spacious double bedroom and a beautifully finished bathroom, complete with fully tiled walls and floor, a bath with shower over, WC, wash basin, and a sleek chrome towel rail.

Additional benefits include a secure bike store, secure video entry system, concierge service and access to a residents' courtyard, providing both convenience and peace of mind.

Situated within close proximity to Sheffield Hallam University, the train station, and a wide range of shops, bars, cafes and restaurants, this apartment offers the perfect blend of city living and modern comfort.

*Lease end date 30/08/2272 *Service Charge £1694.93 per annum *Ground Rent £0 (New leases granted on or after 30th June 2022 are classed as “peppercorn” ground rent, so nothing is payable)
*Council Tax Band B *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

Bathroom
5'7" x 7'3"
1.71 x 2.21 m

Bedroom
10'4" x 11'2"
3.16 x 3.41 m

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Kitchen / Living Area
11'8" x 20'7"
3.56 x 6.28 m

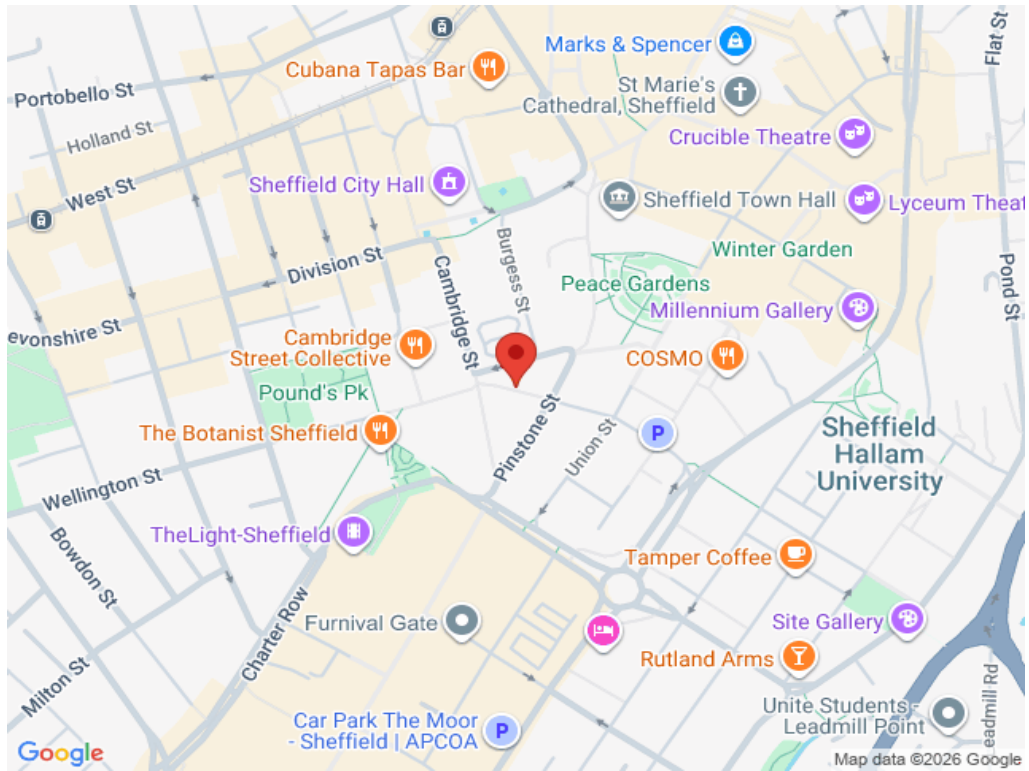
Approximate total area⁽¹⁾
443 ft²
41.2 m²

(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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