



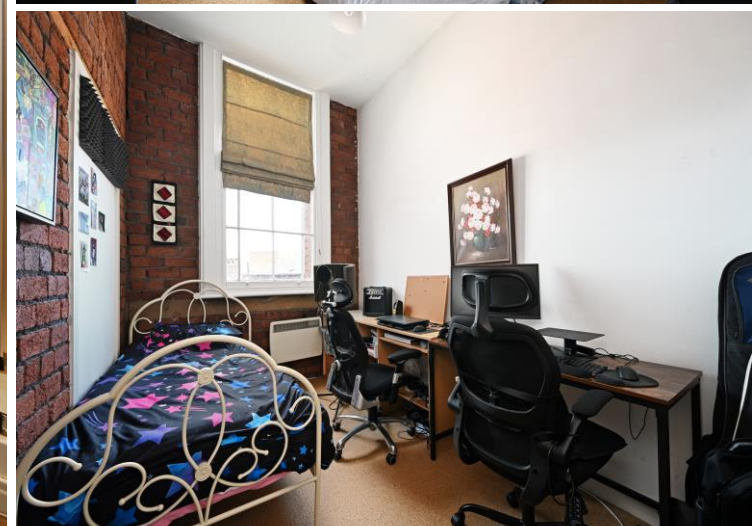


5 Mazda Building

St. Peters Close • City Centre • S1 2EN

Guide Price £165,000 - £175,000

Situated within the historic Mazda Building in the heart of Sheffield City Centre, this impressive second-floor two-bedroom apartment combines industrial character with modern city living. Originally part of Sheffield's rich industrial heritage, the Mazda Building has been thoughtfully converted to retain many of its original features, creating a unique and highly sought-after residential development. Ideal for first-time buyers, professionals looking to live and work within the city, or investors alike, the property offers spacious accommodation full of charm and character, complete with secure intercom entry and a private internal staircase leading to a private second-floor entrance. An entrance hallway provides access to all rooms and includes a useful utility cupboard housing the washing machine and boiler. The heart of the home is the stunning open-plan living, dining and kitchen space, where high ceilings, exposed brickwork, exposed steel features and beautiful wooden flooring create an exceptional sense of space and style. Six single-glazed wooden-framed sash windows curve around the building, flooding the room with natural light and enhancing the feeling of height and openness, whilst also offering views across the city centre skyline. The flexible living space is perfectly suited to both relaxing and entertaining. The kitchen is fitted with white wall and base units complemented by contrasting worktops and includes an integrated electric oven, Hotpoint electric hob, dishwasher, stainless steel splashback, overhead extractor and space for a fridge. Electric storage heating serves the apartment throughout. The principal bedroom is a generously sized double room featuring two wooden sash windows, exposed brick detailing, crisp white walls and neutral carpeting, creating a bright yet characterful retreat. The room further benefits from a modern en suite shower room. Bedroom two is also a good-sized double bedroom with a sash window and matching neutral décor, making it ideal as a guest room, home office or additional bedroom. The main bathroom is fitted with a contemporary three-piece white suite comprising bath with shower over, wash basin and WC. Fully tiled walls and flooring provide a sleek finish, while an electric stainless steel towel rail adds a practical touch. The Mazda Building enjoys a superb central location just off Camp Hill Lane, placing residents within easy reach of everything Sheffield city centre has to offer. A wide range of independent cafes, restaurants, bars, shops and leisure facilities are all nearby, along with excellent transport links including Sheffield Train Station and tram connections. The location is perfectly positioned for city professionals, students and those seeking the convenience and lifestyle benefits of vibrant city-centre living.



- Second Floor Stylish Apartment
- Heart of City Centre Location
- 2 Double Bedrooms & Ensuite
- Period Features & Stylish Interior
- Modern Fitted Kitchen

- Open Plan Living / Dining
- Service Charge £3,193.20pa
- Annual Ground Rent is £150
- Lease 150 years from 01/03/2004
- Council Tax Band C, EPC Rating F

5 MAZDA BUILDING

APPROXIMATE GROSS INTERNAL AREA = 74.3 SQ M / 800 SQ FT

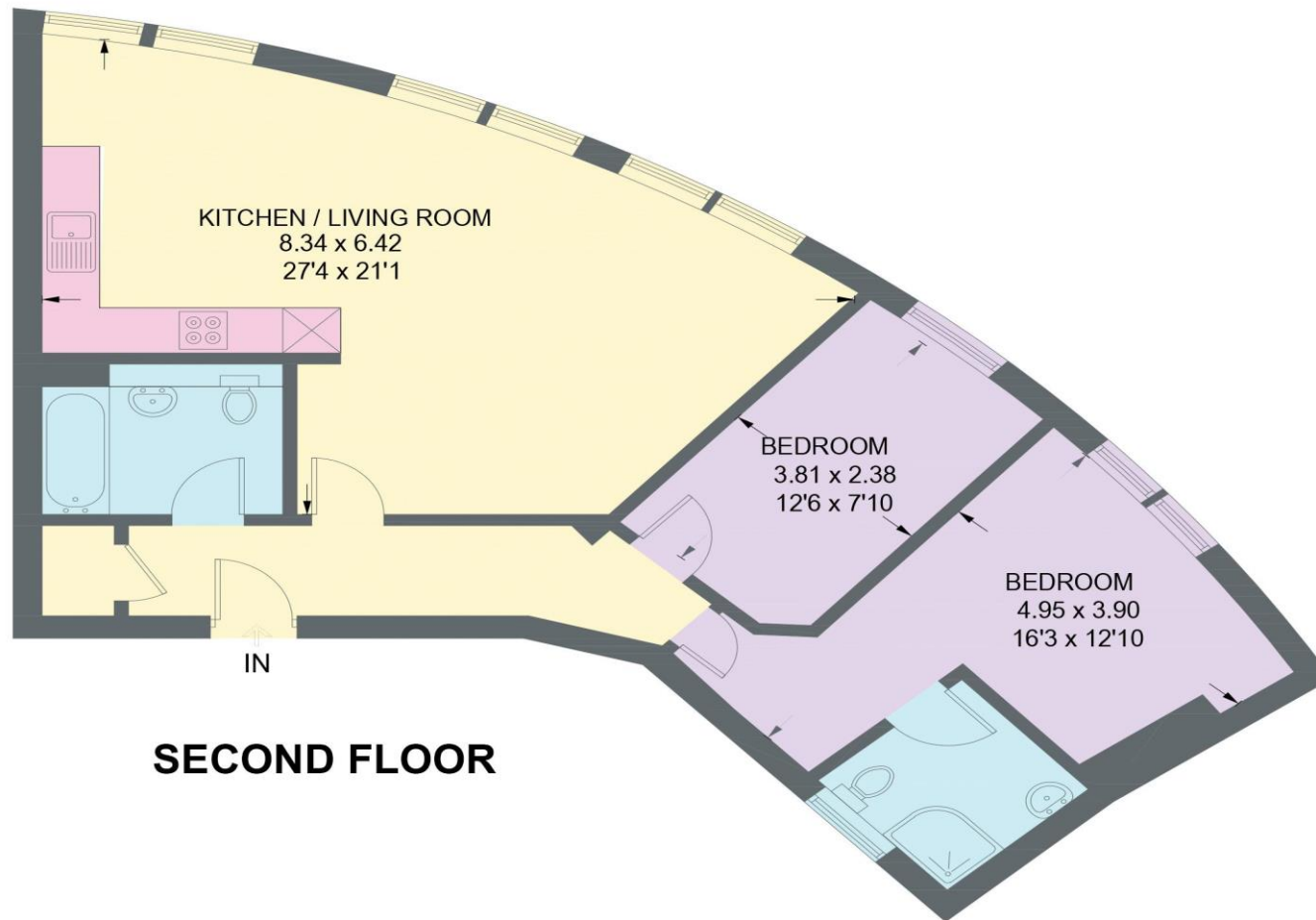


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.