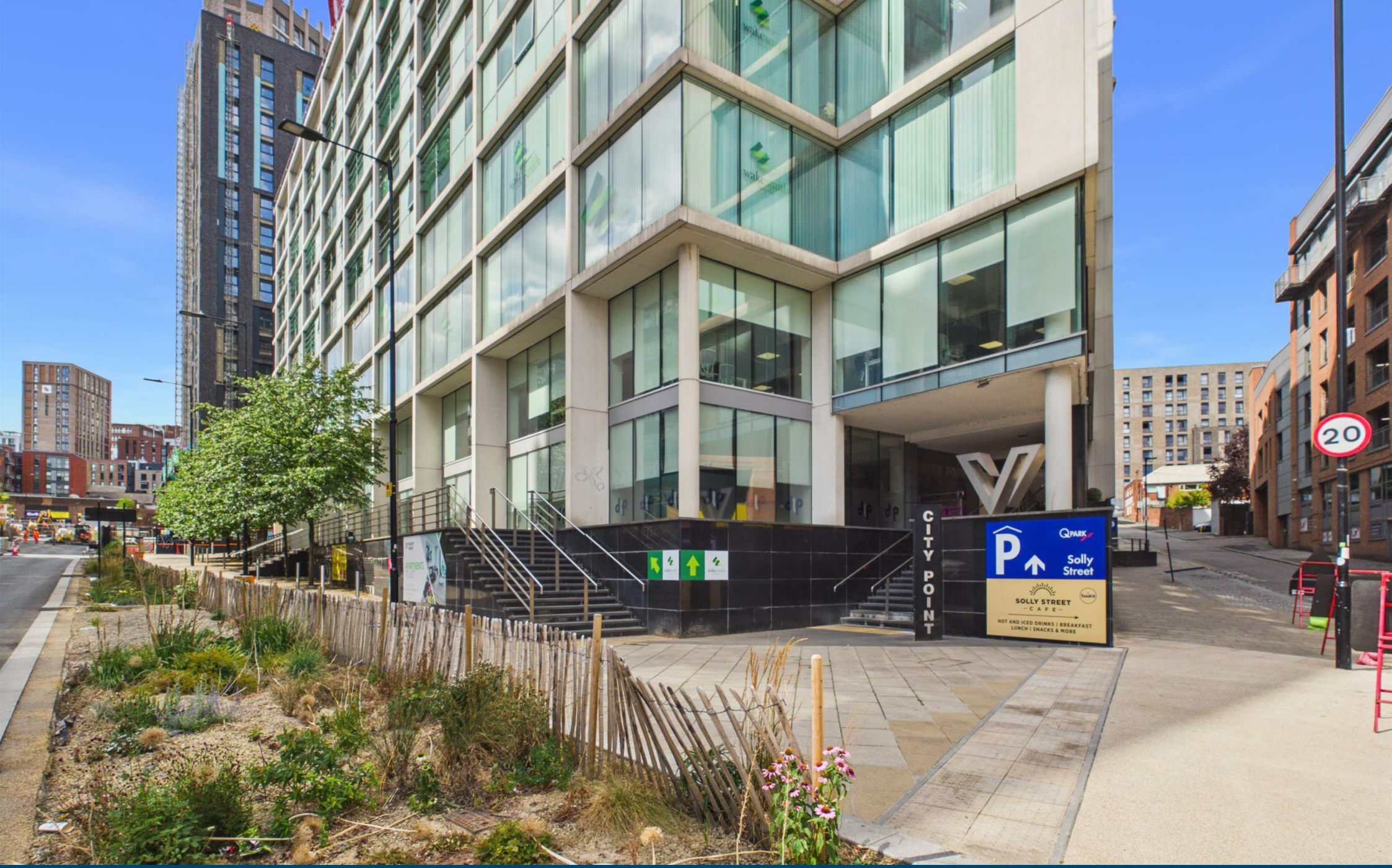


Apt 72 City Point 1 Solly Street, Velocity Village, Sheffield, S1 4BP

Saxton Mee

Apt 72 City Point 1 Solly Street

Velocity Village

Guide Price

£125,000

GUIDE PRICE: 125,000-£135,000

A beautifully presented and contemporary designed two bedroom, fifth floor apartment situated within this exclusive city centre development. Dual aspect, the apartment enjoys excellent natural light and views over the development's lovely courtyard. Ideally positioned just a five-minute walk from the city centre and within easy walking distance of the increasingly popular Kelham Island.

The accommodation briefly comprises entrance hallway, a superb open-plan kitchen/living area with patio doors opening onto a private balcony overlooking the attractive shared courtyard. The courtyard is also used by the offices within the development so benefits from being quiet and private during the evenings, making the balcony a lovely place to sit and relax.

The modern fitted kitchen is complemented by a range of high-spec appliances including a Bosch hob and oven. There are two generous double bedrooms, together with a stylish luxury bathroom fitted with a bath and power shower over, wash hand basin, WC and heated towel rail.

The apartment benefits from two excellent areas of additional storage, with one conveniently positioned off the main living space and a second sizeable storage area located off the hallway, which also provides useful utility space with services for a washing machine and tumble dryer.

Car parking is available beneath the building at Q-Park by separate arrangement.

A superb opportunity to acquire a spacious and well-appointed city centre apartment, offering contemporary living, a balcony overlooking the attractive courtyard, excellent storage and an enviable location close to the city centre and Kelham Island.

- Contemporary two bedroom, fifth floor apartment within an exclusive city centre development
- Has been a very succesful rental property with an approximate strong rental yield of 8.3%
- Dual aspect accommodation with excellent natural light and attractive views over the development's lovely courtyard
- Spacious open-plan kitchen/living area with modern fitted kitchen and high-spec appliances including hob and oven
- Private balcony
- Two generous bedrooms and a stylish luxury bathroom with bath, power shower and heated towel rail
- Two excellent areas of additional storage, including one off the main living space and a second sizeable storage area off the hallway
- Useful utility space within the hallway storage area, with services for a washing machine and tumble dryer
- Excellent city centre location, just a five-minute walk from the city centre and close to Kelham Island
- Perfect for first time buyers or buy to let investors

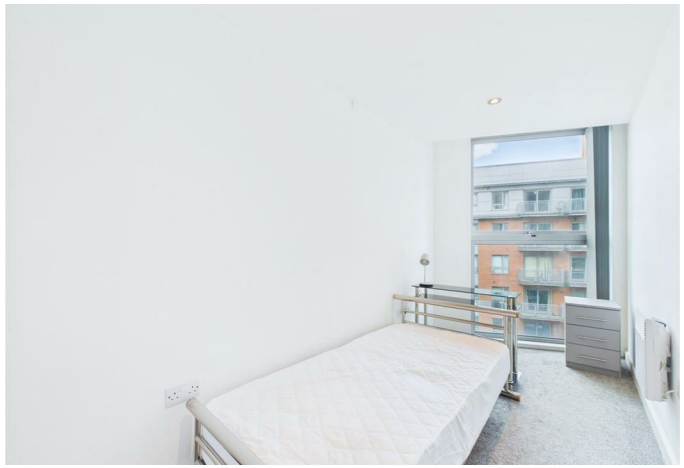




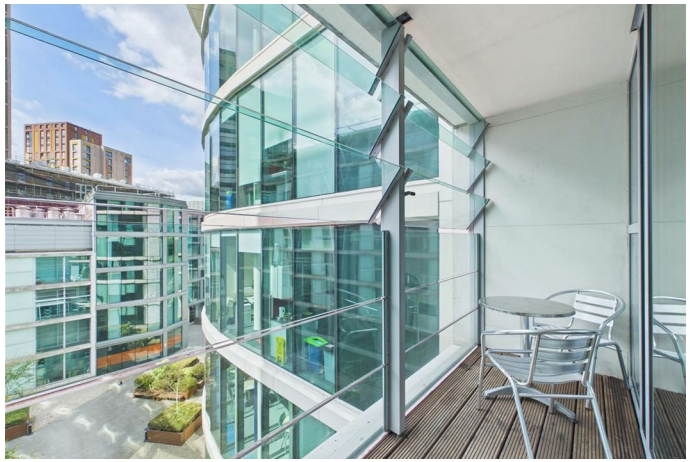


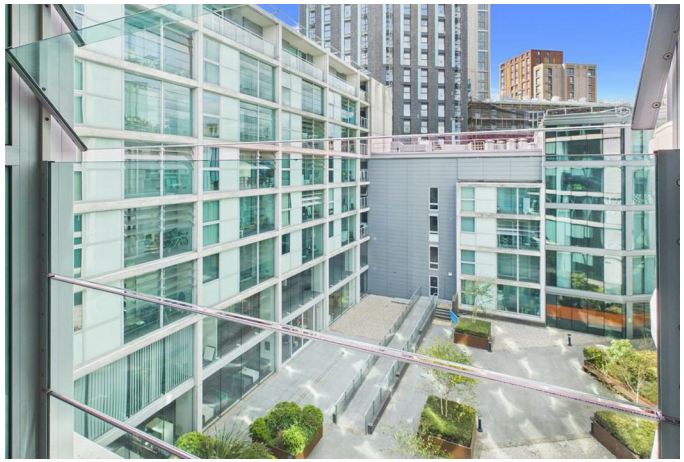


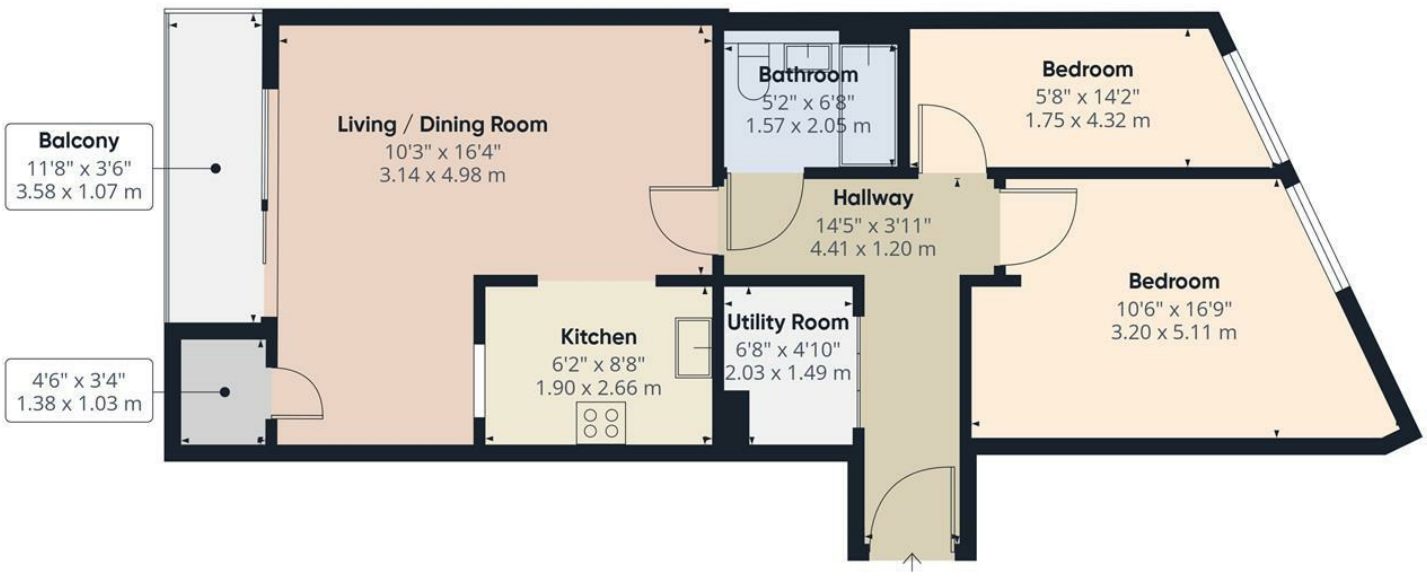












Saxton Mee

Approximate total area(1)

666 ft²

61.8 m²

Balconies and terraces

41 ft²

3.8 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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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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