haushomes.co.uk

haus

205 West One City

10 Fitzwilliam Street • Sheffield • S1 4JF

£150,000

Situated on the second floor of the ever-popular West One development, this spacious two double bedroom apartment offers bright, open-plan living in the heart of Sheffield city centre. Featuring wall-mounted electric heating throughout, a private decked balcony overlooking the beautifully maintained communal courtyard gardens, and an allocated secure under croft parking space, the property is perfectly suited to first-time buyers, city professionals or investors. Offered to the market with no onward chain. Accessed via a secure intercom entrance with both lift and stair access, the apartment opens into a welcoming entrance hallway leading to a generous open-plan living, dining and kitchen area. The contemporary matte grey kitchen is fitted with an integrated electric oven and hob, with space for additional appliances and a dining table. The spacious living area is filled with natural light from French doors, which open onto the private decked balcony, providing a peaceful outlook over the landscaped communal gardens. The principal bedroom is a well-proportioned double, enjoying attractive views across the gardens, with neutral décor, fitted carpeting, wall-mounted electric heating and the added benefit of a fully tiled en-suite shower room. Bedroom two is another generous double bedroom, also overlooking the communal gardens and offering flexible accommodation for guests, a home office or sharers. The main bathroom is partially tiled and fitted with a modern white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by a heated towel rail. A separate utility cupboard houses the hot water tank while providing useful additional storage. Externally, residents benefit from access to the attractive communal courtyard gardens, creating a peaceful setting within this popular development. The apartment also includes an allocated secure under croft parking space, a valuable feature for city centre living. West One is one of Sheffield's most desirable city centre developments, occupying a prime position on Fitzwilliam Street in the heart of S1. A superb range of restaurants, cafés, bars and independent shops are all on the doorstep, with the vibrant Devonshire Quarter, Ecclesall Road and Sheffield city centre just a short walk away. The apartment is ideally located for both the University of Sheffield and Sheffield Hallam University, making it particularly attractive to professionals, academics and investors alike. Excellent public transport links, Sheffield Train Station and convenient road connections provide easy access across the city and beyond, while nearby green spaces, including Devonshire Green and the Botanical Gardens, offer welcome opportunities to relax and unwind.

First Alert
FIRE BLANKET

- City Centre Apartment
- 2 Double Bedrooms
- Light & Airy Accommodation
- Private Balcony
- No Onward Chain
- Well Maintained Communal Gardens
- Allocated Parking Space
- Annual Service Charge of £2351
- Lease 150 years from 11/03/2003 Ground rent £150
- Council Tax Band C, EPC Rating C

205 WEST ONE CITY

APPROXIMATE GROSS INTERNAL AREA = 66.1 SQ M / 711 SQ FT

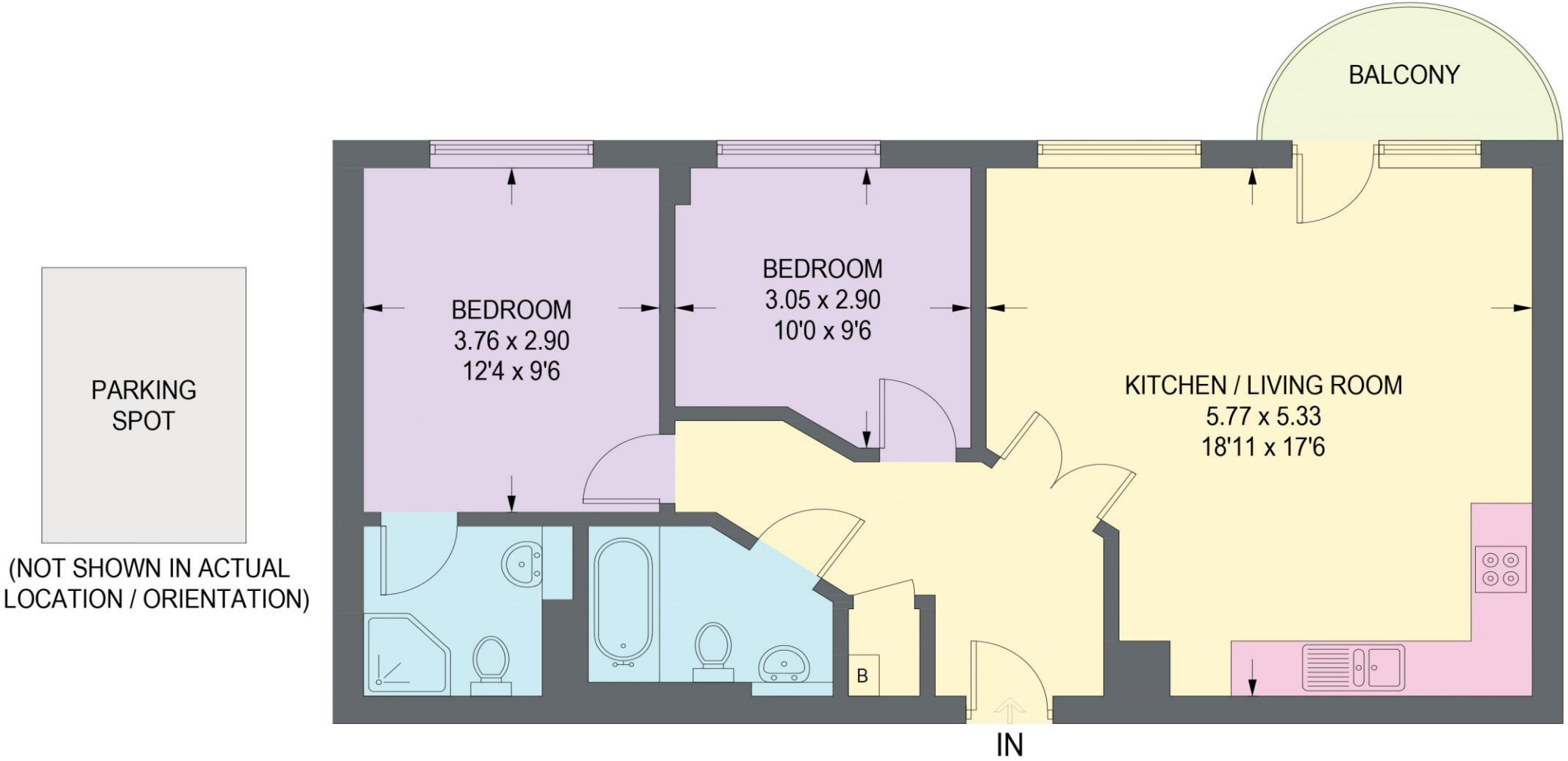

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315899)

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.

haus
West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk
0114 276 8868