



Butcher Works, 30 Brown Lane,  
City Centre, Sheffield, S1 2NH

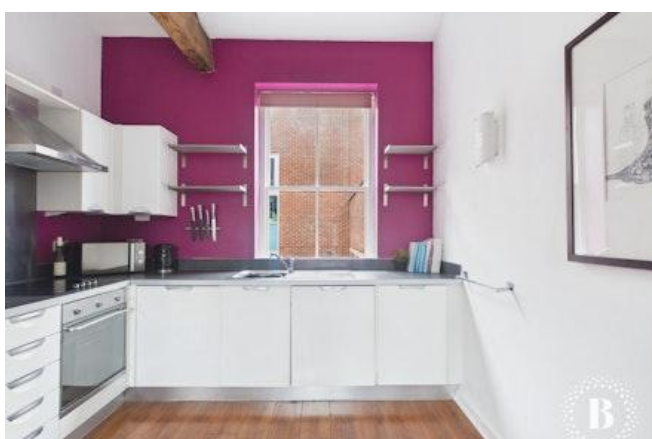


**OIRO £185,000**

- Stunning Penthouse Apartment
- Grade II\* Listed Building
- Vacant Possession and No Chain
- Two Double Bedrooms
- Views Over Courtyard
- Third Floor
- Leasehold
- EPC rating E

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Belvoir are pleased to bring to the market this stunning two-bedroom penthouse apartment, set within a beautifully converted Grade II\* listed building.

Offered with vacant possession and no onward chain, this beautifully presented property combines character features with modern living, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The apartment boasts impressive, vaulted ceilings and a long, welcoming entrance hallway. At the heart of the home is a bright and airy open-plan living kitchen area, featuring striking exposed beams and an abundance of natural light. The modern kitchen is well-equipped with integrated appliances including a fridge, dishwasher, oven, hob, and washing machine, with an additional storage cupboard housing the water cylinder.



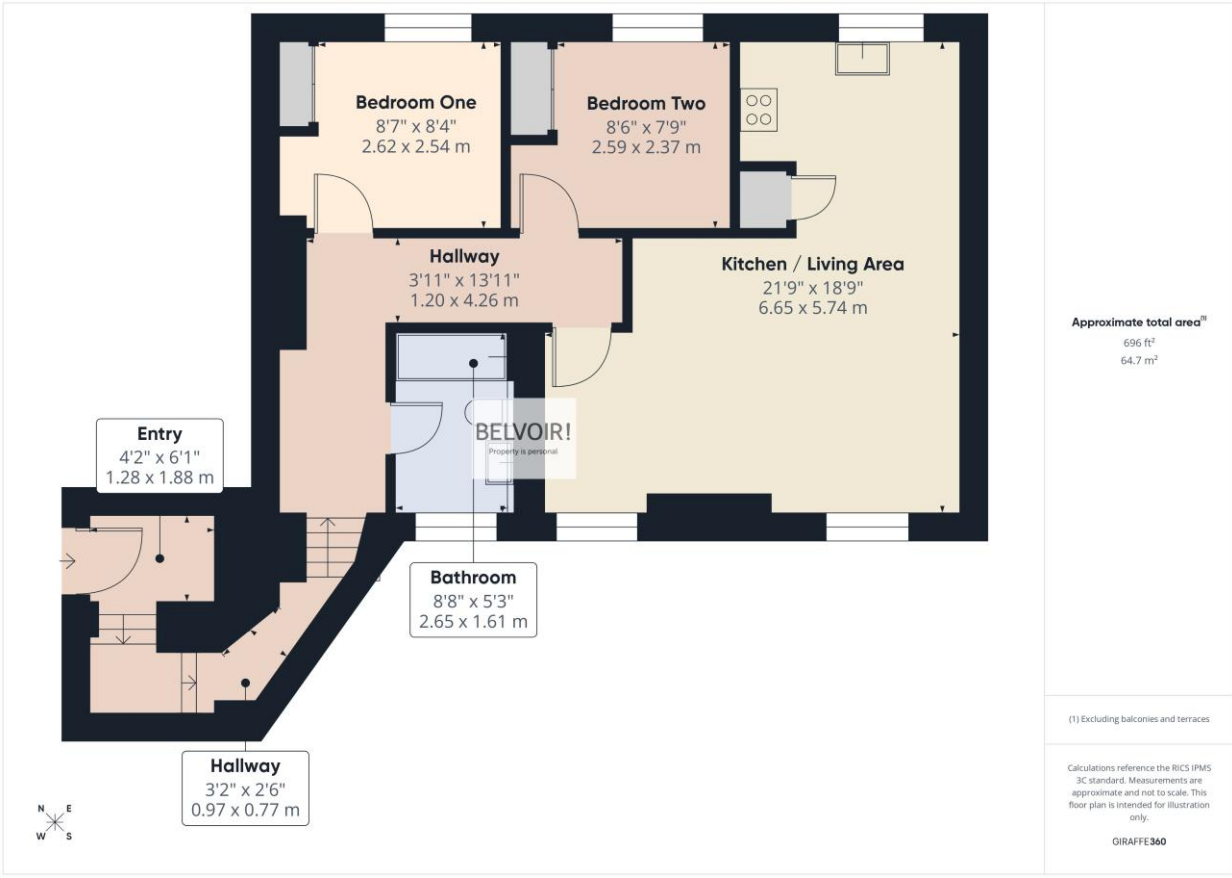
There are two double bedrooms, both benefiting from built-in wardrobes. The second bedroom is currently utilised as a home office, demonstrating its flexibility and suitability for remote or hybrid working. A stylish family bathroom completes the accommodation, with fully tiled walls and ceilings, comprising a bath with shower over, WC, and wash basin.

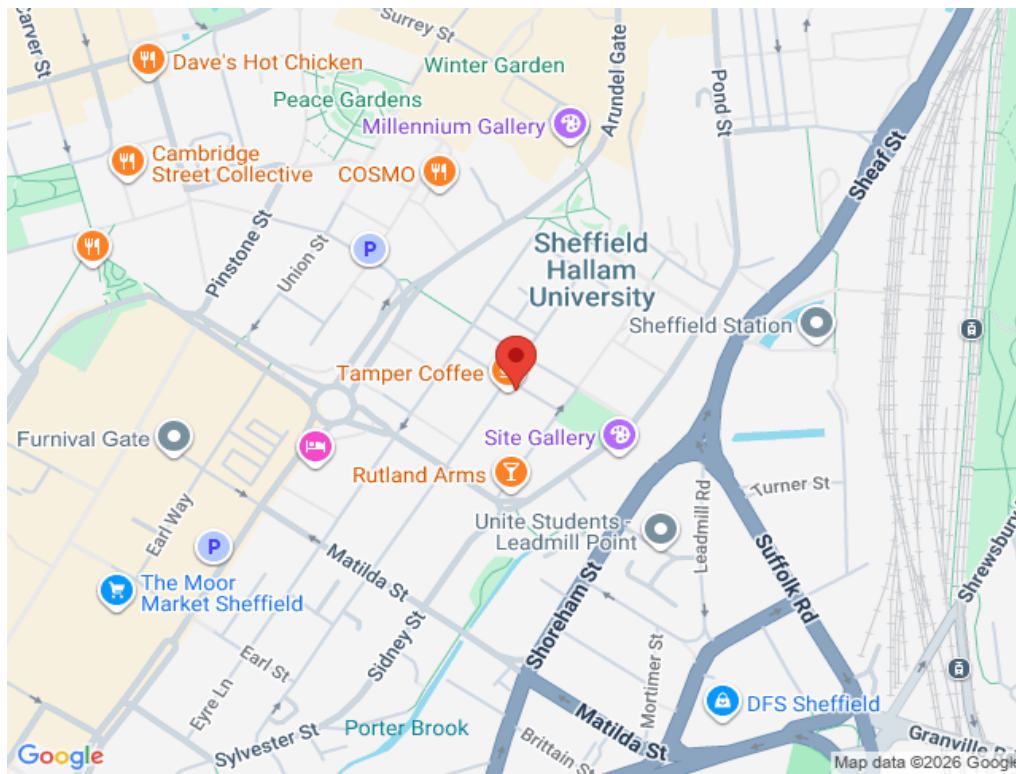
Situated within the sought-after Butcher Works development, the property enjoys a prime city centre location in the heart of the campus for Sheffield Hallam University, making it particularly appealing for students, academics, or professionals. Residents benefit from an array of shops, restaurants, and bars right on the doorstep, while excellent transport links make commuting easy. Sheffield train station is just a short 12-minute walk away, providing convenient access to surrounding areas and beyond.

The Butcher Works is a highly regarded Grade II\* listed development, steeped in Sheffield's industrial heritage and sympathetically converted into a unique courtyard-style residential scheme within the vibrant Cultural Industries Quarter. The development also fosters a strong sense of community, with residents enjoying regular social gatherings and meet-ups, adding to its distinctive and welcoming atmosphere.

\*131 years left on lease \*Ground Rent £200 per annum (reviewed every 25 years) \*Service Charge £3437 per annum \*Council Tax Band B \*As advised by Vendors

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# Belvoir

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