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28 Holman House

125a Queen Street • Sheffield • S1 2DU

Asking Price £90,000

Situated within the popular Holman House on Queen Street, this spacious and light-filled seventh-floor apartment offers well-proportioned accommodation, modern interiors and fabulous city views. Ideally positioned just a short walk from the heart of the city centre, the hospitals and the universities, the property is perfectly suited to first-time buyers, investors or anyone seeking convenient city living. Offered to the market with no onward chain, early viewing is highly recommended. The accommodation briefly comprises a secure communal entrance with security intercom, communal hallway and both lift and stair access to the seventh floor. A private entrance leads into the apartment, with a further secure intercom system. The open-plan living area is particularly spacious and enjoys an abundance of natural light through impressive wraparound windows, offering fabulous views across the city. The room provides flexible living and dining space, complemented by modern flooring and light, neutral decorative tones. The contemporary fitted kitchen is finished with contrasting worktops and a range of wall and base units, together with an integrated fridge freezer, dishwasher, oven and electric hob. A separate storage cupboard houses the hot water cylinder and also provides plumbing and space for a washing machine. The main bedroom is a generous double room, again benefiting from large windows, excellent natural light and attractive views. Finished with crisp neutral walls and smart grey carpeting, there is ample space for a double bed, wardrobes and additional bedroom furniture. Completing the accommodation is a modern, fully tiled bathroom, featuring stylish grey tiling which contrasts beautifully with the white suite. The bathroom is fitted with a bath and shower over, glass shower screen and chrome heated towel rail. Holman House enjoys an excellent city-centre location, providing easy access to a wide range of shops, restaurants, amenities, universities and local hospitals, making this an ideal opportunity for those looking to enjoy the convenience of city living.







- Light & Airy City Centre Apartment
- 7th Floor with Far Reaching Views
- Developed in 2016 to a High Standard
- Modern Kitchen with Integrated Appliances
- Spacious Double Bedroom
- Contemporary Fitted Bathroom
- Located Close to Kelham Island
- Leasehold 150 years from 2016
- Service Charge £1,954 pa Omnia Estates
- Council Tax Band A, EPC Rating C



28 HOLMAN HOUSE, 125A QUEEN STREET

APPROXIMATE GROSS INTERNAL AREA = 45.5 SQ M / 490 SQ FT



SEVENTH FLOOR

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.

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