

UNFURNISHED



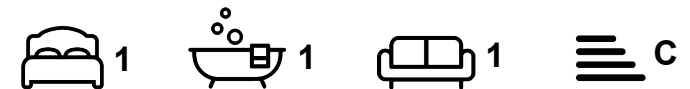
Apartment

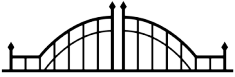
APARTMENT 104, FARGATE HOUSE, CHURCH STREET, SHEFFIELD, S1 2PU

£725 PCM

FEATURES

- First Floor Apartment in the heart of Sheffield City Centre
- Excellent transport links with tram and bus stops directly outside
- Spacious open-plan living and kitchen area
- Generous double bedroom with three large windows providing excellent natural light
- Contemporary shower room with walk-in shower
- Spacious entrance hallway with useful storage cupboard
- Moments from shops, restaurants, cafés and leisure facilities
- Lift Access




HIGHGATES
SALES & LETTINGS

1 Bedroom Apartment located in the heart of Sheffield City Centre

A well-presented first-floor apartment located on Fargate, in the very heart of Sheffield City Centre, offering modern living with exceptional convenience and connectivity. Tram and bus stops are situated directly outside the building, providing easy access across Sheffield and beyond, while Sheffield Railway Station is approximately a 10-minute walk away, making the property ideal for commuters.



Bedroom

The apartment is perfectly positioned to enjoy everything the city centre has to offer. Fargate is one of Sheffield's most vibrant pedestrianised shopping and leisure destinations, home to a variety of shops, cafés, restaurants, and regular city events. Residents can also enjoy easy access to the Peace Gardens, Winter Garden, Millennium Gallery, Sheffield Town Hall, The Moor shopping district, the Crucible and Lyceum Theatres, and the Heart of the City development, all within a short walk of the property.

The property features a bright and spacious open-plan kitchen and living area with four large windows, a modern fitted kitchen with integrated full-size fridge freezer, electric hob and oven, and stylish contemporary finishes throughout. The apartment also benefits from a generous entrance hallway with storage cupboard, a modern shower room with walk-in shower, and a spacious double bedroom with three large windows.

Positioned to the rear of the building, the apartment enjoys a quieter setting despite its central location. Further benefits include electric heating, quality wood internal doors with brushed chrome fittings, and contemporary décor throughout.

This apartment is ideally suited to those seeking modern city centre living with excellent transport links, entertainment venues, shopping facilities, and Sheffield's most popular attractions all on the doorstep.



Open Plan Living




Call us on
0114 312 4994
info@highgatesestates.co.uk
www.highgatesestates.co.uk

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

