







Apartment 56 West Point

West Street • City Centre • S1 4EZ

Asking Price £190,000

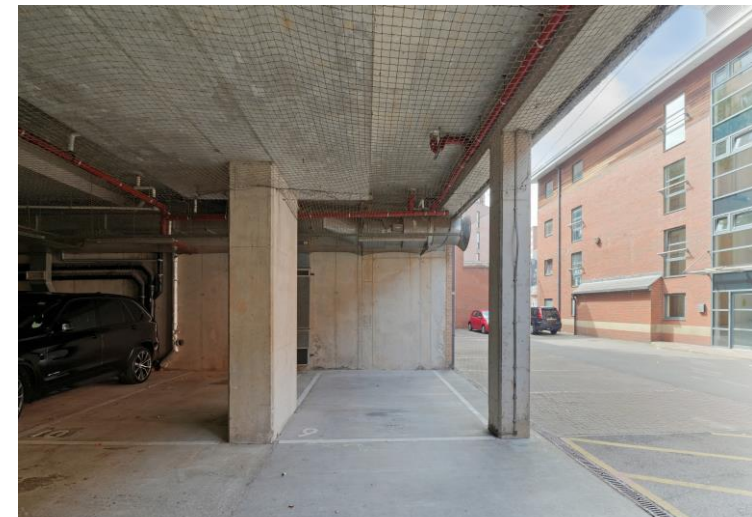
Perfectly suited to the first-time buyer market, this superb two-bedroom, seventh-floor (top floor) apartment occupies a prime city centre position and enjoys the rare benefit of an impressive wraparound balcony, offering panoramic views across the city skyline. Beautifully presented and well maintained by the current owners, the property is offered to the market with no onward chain and further benefits from allocated under croft parking, secure intercom entry, lift and stair access, double glazing, and electric wall-mounted heating. Secure intercom entry provides access into the building, with both lift and staircase leading to the private entrance on the seventh floor. The welcoming hallway offers excellent built-in storage, including a generous cloak cupboard, providing practical space for coats and everyday household items. The heart of the home is the spacious open-plan living, dining and kitchen area, offering a versatile layout ideal for modern living and entertaining. Windows to the front and side elevations fill the room with natural light, while a glazed door opens onto the fabulous wraparound balcony. This exceptional outdoor space provides ample room for seating and enjoying elevated views across the city skyline. Finished in neutral décor with wood-effect flooring and electric wall-mounted heating, the living space flows seamlessly into the fitted kitchen, which is appointed with marble-effect worktops, stainless steel splashbacks, an electric hob and space for additional appliances. The principal bedroom is a generous double room featuring a full-height front-facing window, neutral décor and fitted carpet. It benefits from a stylish, newly installed contemporary en-suite shower room complete with a rainfall shower, modern fittings and a useful storage cupboard housing the hot water tank. The second bedroom is another well-proportioned room with a full-height window overlooking the city centre, making it ideal as a guest bedroom, home office or dressing room. The main bathroom is fitted with a three-piece white suite comprising a panelled bath, wash hand basin and WC. Complemented by partial wall tiling and a heated towel rail, it offers a bright and practical space. Externally, the property benefits from an allocated under croft parking space, an invaluable feature for city centre living. Situated in the heart of the city centre, the apartment is ideally positioned to enjoy an excellent selection of shops, cafés, bars and restaurants, together with leisure facilities and excellent transport links, including nearby tram stops and convenient access to the wider road network. Combining stylish accommodation, exceptional outdoor space and an enviable central location, this apartment represents an excellent opportunity for first-time buyers, professionals and investors alike. Lease Started 2003, 125 years remaining, £150 per annum for ground rent Service Charge £1200pa Fairways Property Management





- 7th / Top Floor Apartment
- 2 Bedrooms & 2 Bathrooms
- Flexible Open Plan Living
- Wraparound Balcony
- City Centre Location

- No Onward Chain
- Allocated Secure Under Croft Parking
- Service Charge £1200 pa Fairways
- Lease Started 125 years from 2003, £150 pa
- Council Tax Band C, EPC Rating C





APARTMENT 56 WEST POINT

APPROXIMATE GROSS INTERNAL AREA = 67.0 SQ M / 721 SQ FT

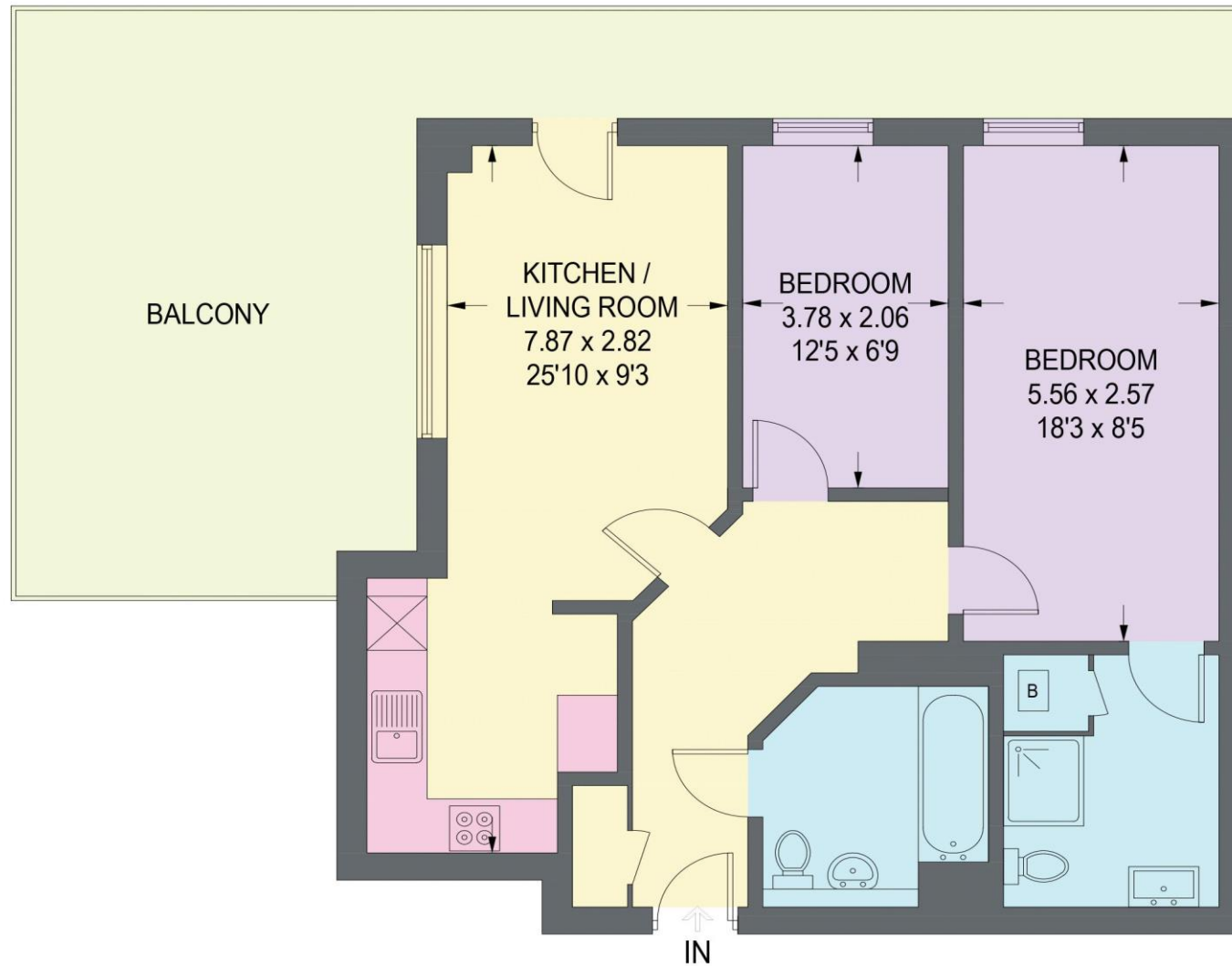


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1323604)



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