



**City Point Solly Street,**



**welcome to**

**City Point Solly Street,**

Introducing a two-bedroom apartment in the heart of Sheffield City Centre. Boasting two bathrooms and a desirable balcony, this property presents an unmissable opportunity. Ideal for first time buyers or investors.



### **Main Reception Hall**

With a main entrance door, a large double built-in storage cupboard housing a new cylinder tank and pressure tank, an electric fuse box, and inset ceiling spotlights.

### **Bathroom**

Featuring a modern white suite comprising a low-flush WC, a wall-mounted hand wash basin, a panelled tiled bath with an overhead mains shower and shower screen, a towel radiator, a tiled floor and walls with tiled splashbacks, a ceiling extractor, and ceiling spotlights.

### **Master Bedroom**

10' 9" x 14' 9" ( 3.28m x 4.50m )

Featuring a double-glazed window, an electric storage heater, TV and telephone points, recessed ceiling lighting, and a door leading to an en-suite shower room.

### **En-Suite**

Featuring a wall-mounted hand wash basin with a hot/cold mixer tap, a low-flush WC, a double shower cubicle with a mains shower and sliding shower doors, tiled floors and partially tiled walls, inset ceiling spotlights, a shaver socket, and a ceiling extractor.

### **Bedroom Two**

8' 11" x 9' ( 2.72m x 2.74m )

Featuring a double-glazed window, TV and telephone points, and recessed ceiling lighting.

### **Open Plan Living Kitchen Diner**

18' 5" x 13' 9" ( 5.61m x 4.19m )

Featuring double-glazed sliding patio doors leading to a decked balcony, with a second covered decked balcony accessible through a second set of patio doors. A modern kitchen offering a matching range of base, wall, and drawer units, roll-top work surfaces incorporating a stainless steel sink unit with a hot/cold mixer tap, a four-ring electric hob with an oven beneath, and a stainless steel cooker extractor. The kitchen also includes a stainless steel cooking

splashback, laminate flooring, under-counter fridge space, a wall-mounted electric heater, inset ceiling spotlights, TV points, and telephone points.

### **Balcony (outside)**

A decked balcony featuring glass screening and a railing along the side elevation, while a second covered decked balcony includes louvered windows.



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## **City Point Solly Street,**

- TWO BEDROOM APARTMENT LOCATED WITHIN CITY CENTRE
- MASTER BEDROOM WITH EN-SUITE AND MAIN BATHROOM
- EXCELLENT OPEN PLAN LIVING KITCHEN
- TWO BALCONIES FOR OUTDOOR SPACE
- AMAZING LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK114874 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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