



City Point Solly Street,



**william
h brown**

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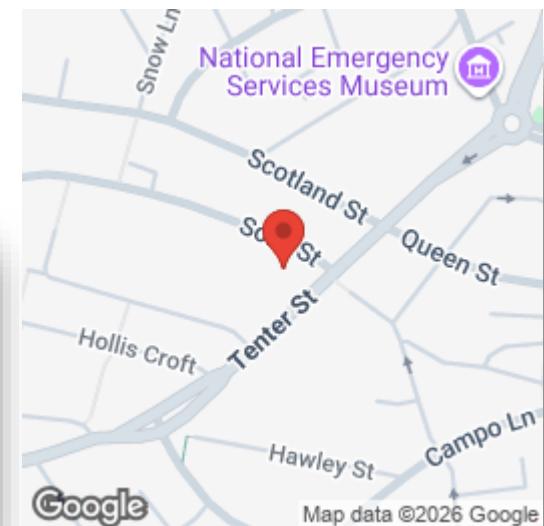
- TWO BEDROOM APARTMENT LOCATED WITHIN CITY CENTRE
- MASTER BEDROOM WITH EN-SUITE AND MAIN BATHROOM
- EXCELLENT OPEN PLAN LIVING KITCHEN
- TWO BALCONIES FOR OUTDOOR SPACE
- AMAZING LOCAL AMENITIES AND TRANSPORT LINKS

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.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPK114874 - 0002

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