





Apt 31 Fitzgerald

West Bar • Sheffield • S3 8PQ

Guide Price £170,000 - £180,000

A stylishly presented, boutique-style third-floor apartment offering two double bedrooms, two bathrooms and an allocated parking space, ideally located on the edge of Sheffield city centre. Available with no onward chain, this attractive apartment is an ideal purchase for first-time buyers, investors or professionals seeking a convenient city-centre lifestyle. Furniture is also available by separate negotiation. The property is within easy walking distance of the popular bars, cafés and restaurants of Kelham Island, as well as the city centre, train station and excellent transport links. The communal entrance is accessed via an intercom and key-fob entry system, with stairs and a lift providing access to the third floor. A solid wooden door opens into the welcoming entrance hallway, which features electric panel heating and quality dark wood-effect laminate flooring throughout, complemented by modern grey tones. To the right is the spacious open-plan living, kitchen and dining room. Generous windows allow plenty of natural light to flood the space, creating a bright and versatile area for both relaxing and entertaining. The adjoining kitchen is fitted with a range of modern gloss units, complemented by contrasting work surfaces and a comprehensive range of integrated appliances, including an electric hob with extractor, electric oven, washer/dryer, dishwasher, fridge and freezer. The main bedroom is a generous double, benefiting from large windows providing plenty of natural light and a contemporary en-suite shower room. Bedroom two is also a double bedroom, slightly smaller than the main bedroom, and is neutrally presented with a contrasting floor. The main bathroom is fitted with a modern three-piece white suite, including an overhead rainfall shower, floating hand wash basin and heated towel rail, complemented by stylish tiling. The apartment further benefits from an allocated undercroft parking space and additional storage located within a communal room on the third floor. The Fitzgerald is ideally positioned on the edge of Sheffield city centre, offering convenient access to the vibrant Kelham Island area with its popular bars, cafés and restaurants. The city centre, Sheffield train station and excellent transport links providing access in and out of the city are all within easy reach.



- 3rd Floor Apartment in S3
- 2 Double Bedrooms
- Bathroom & Master Ensuite
- Open Plan Living / Dining / Kitchen
- Stylish Contemporary Decor
- Useful Allocated Storage
- Allocated Under Croft Parking
- Lease 125 years from Oct 2017 £250 p.a.
- Service Charge £2109.44-Pinnacle Property Management
- Council Tax Band B, EPC Rating D

31 THE FITZGERALD

APPROXIMATE GROSS INTERNAL AREA = 61.6 SQ M / 663 SQ FT
(EXCLUDING STORE)

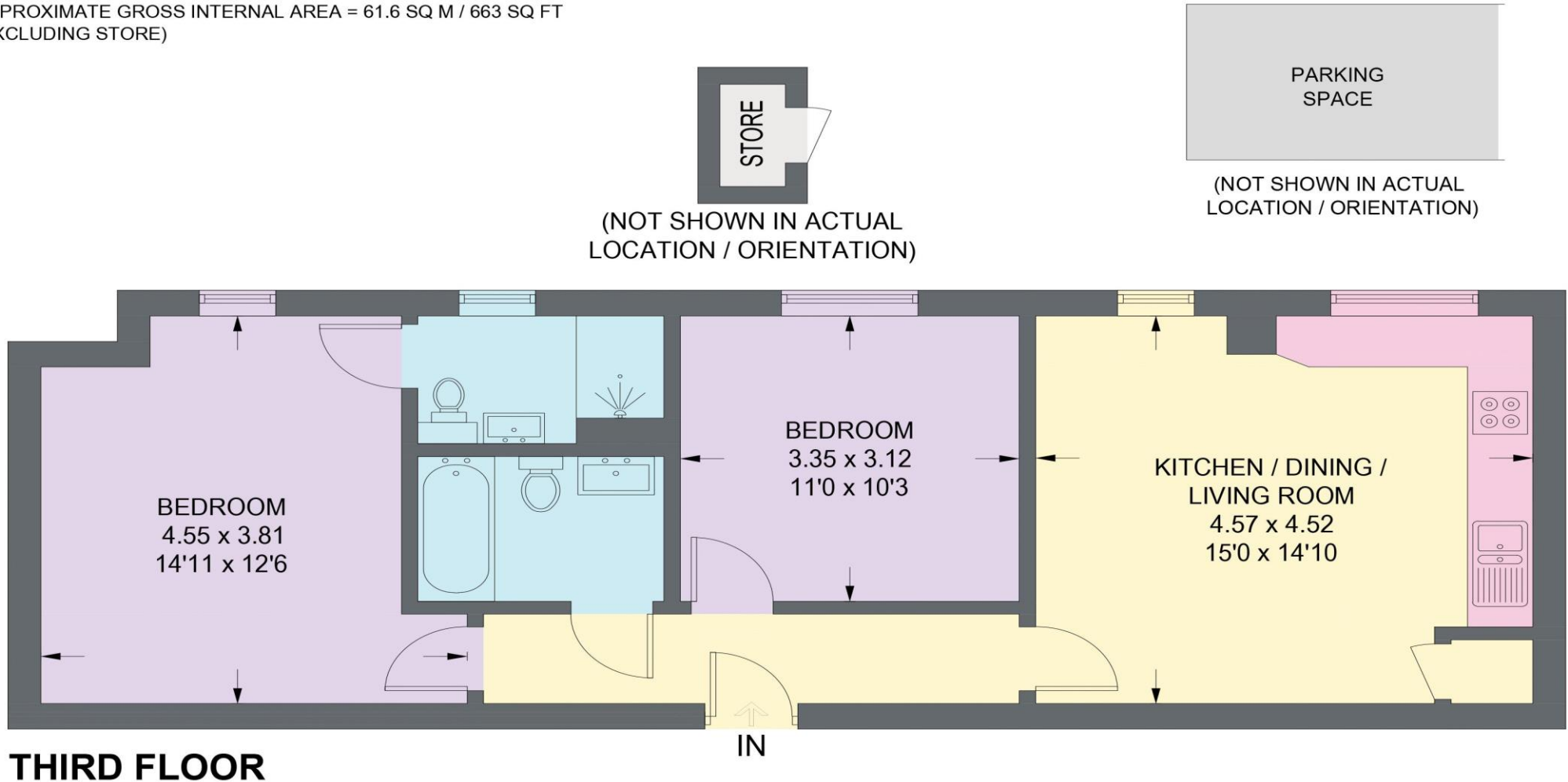


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMKP2025)

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.