



West Bar Sheffield S3 8PR  
Offers Around £115,000

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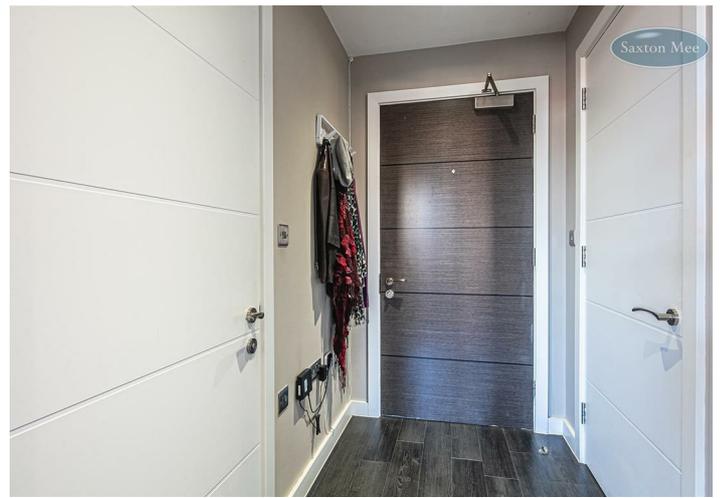
Situated in the desirable neighbourhood of West Bar, Sheffield is this one bedroom apartment which benefits from electric panel heating. Located on the edge of Sheffield city centre the apartment is within walking distance of the bars, cafes and restaurants in the popular Kelham Island, the city centre, the train station and transport links out of the city. The communal entrance door is accessed by an intercom/key fob entry system. Stairs or a lift take you to all levels and this apartment can be found on the first floor.

Decorated in neutral tones, the well presented living accommodation comprises: enter via a private door into the entrance hall with a storage unit off. Access into the open plan kitchen/living room, the bedroom and the bathroom. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge freezer, washing machine, dishwasher, electric oven and a four ring hob.

The bedroom has space for furniture. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- ONE BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED ACCOMMODATION
- OPEN PLAN LIVING
- INTEGRATED KITCHEN
- THREE PIECE SUITE BATHROOM
- DESIRABLE RESIDENTIAL LOCATION
- PUBLIC TRANSPORT LINKS
- FANTASTIC AMENITIES CLOSE-BY
- CONVENIENT CENTRAL POSITION





## LOCATION

Situated in the sought-after West Bar neighbourhood, this apartment provides easy access to a wide array of amenities including close proximity to shops, restaurants, cafes, and cultural attractions. With excellent transport links, the apartment has access to major road networks and public transportation options.

## MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 1st October 2017. The property is currently Council Tax Band B.

## VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



## Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 37.4 sq. metres (402.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	63
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		