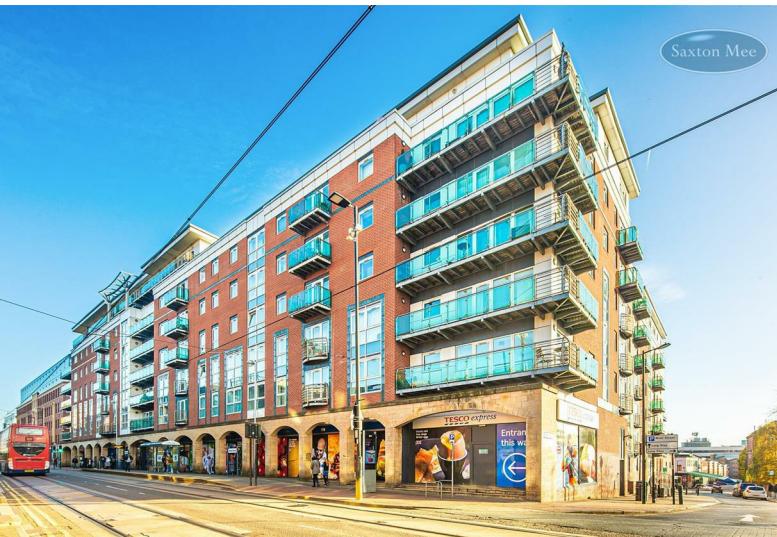


Saxton Mee



Westfield Terrace Sheffield S1 4GD
Price Guide £200,000

St Luke's
Sheffield's Hospice

Westfield Terrace

Sheffield S1 4GD

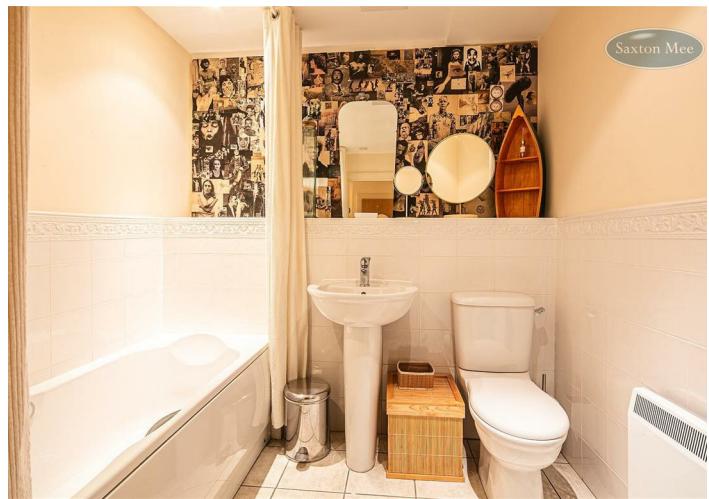
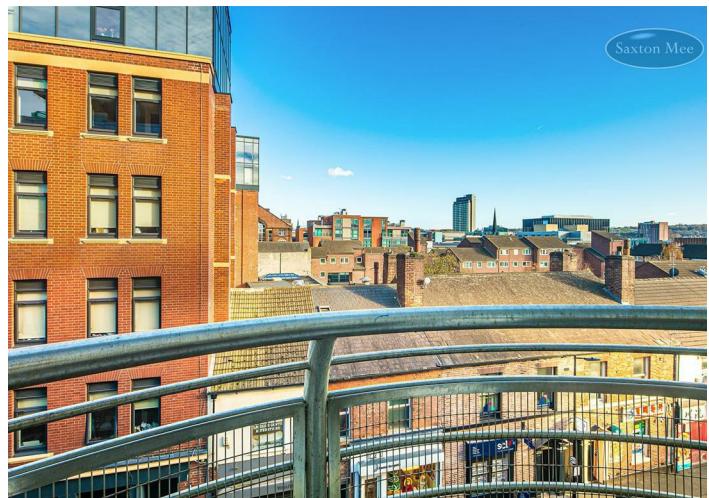
Price Guide £200,000

GUIDE PRICE £200,000-£225,000 * ALLOCATED PARKING SPACE * THIRD FLOOR APARTMENT * NO CHAIN * Situated on the third floor of the highly desirable Royal Plaza development and located in the heart of Sheffield City Centre is this larger than average, two bedroom, two bathroom apartment which benefits from an allocated parking space and a private balcony. This ideal location offers a vast range of amenities and public transport links including the Sheffield Supertram on your doorstep. By day and night you will find a superb variety of bars, restaurants, cafes and shops within walking distance. The Sheffield University buildings are close by, along with the Sheffield Teaching Hospitals. Entry to the building via security fobs and there is 24 hour security patrol, CCTV and a communal entrance hall, with stairs and lift leading to all levels.

In brief, the living accommodation comprises, private door which opens into the entrance hall with secure intercom telephone system, storage cupboard, store and access into the lounge/dining room, kitchen, the two bedrooms and the principal bathroom. The generously proportioned lounge has a balcony. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and the four ring hob with extractor above. Integrated appliances include an electric oven, microwave, slimline dishwasher, fridge, freezer and washer dryer. The master bedroom has the added advantage of an en-suite shower room with WC and wash basin. The bathroom comes with a three piece suite including bath with, WC and wash basin.

- VIEWING RECOMMENDED
- CITY CENTRE LIVING
- TWO BEDROOMS & TWO BATHROOMS
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- LOUNGE WITH BALCONY
- KITCHEN WITH INTEGRATED APPLIANCES





OUTSIDE

Secure allocated undercroft parking with an allocated parking space and access to the well maintained quiet and peaceful gardens in the centre of the complex.

LOCATION

Enjoying a fantastic location in the Heart of the City, with Hallam University, the Railway station, the Lyceum and Crucible Theatres and 'the moor market' area of the City all within a short walk. Enjoying such a central location there are restaurants, bars, pubs and cafes right on your door step and excellent public transport links with bus, Supertram and rail links all close by.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 1st January 2001.

The property is currently Council Tax Band C.

VALUER

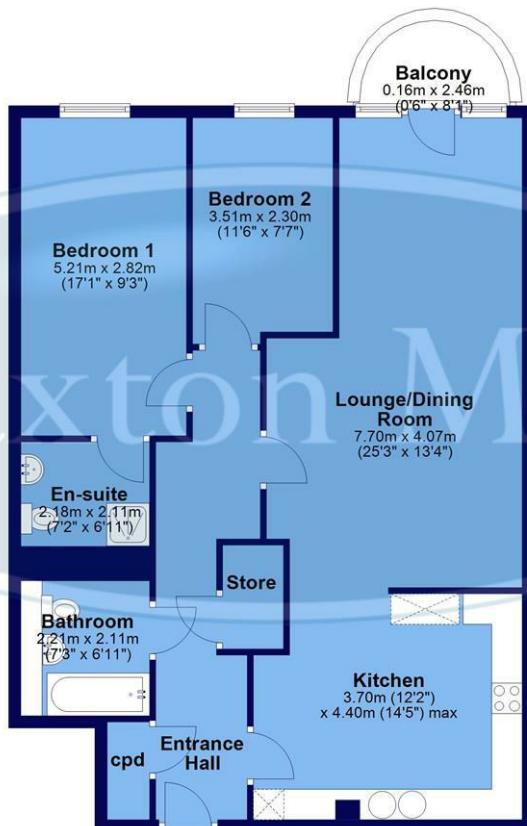
Chris Spooner

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.

Saxton Mee



Approx. 92.1 sq. metres (991.1 sq. feet)



Total area: approx. 92.1 sq. metres (991.1 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	77
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC