



Edward Street Sheffield S3 7GE
Price £400,000

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**** TWO, FIVE BEDROOM, FIVE BATHROOM UNITS ** PRICES FROM £400,000 ** READYMADE INVESTMENT **** Situated in this convenient location near to both Universities, the City Centre and Kelham Island Aspect 3 is your gateway to all that Sheffield has to offer. Each unit has five bedrooms all benefiting from en suites, spacious living accommodation, electric radiators and double glazing. A communal entrance hall, stairs and a lift leads to all levels, Each unit has a private entrance hall with an intercom system. The living area enjoys views over the City Centre, while the modern kitchen has a range of wall, base and drawer units, integrated electric oven with a four ring hob over and extractor hood above. Housing for two fridges, freezer and dishwasher. Five bedrooms each benefiting from an en suite shower room comprising shower cubicle, WC and wash basin. A fantastic communal area on the ground floor with a games room including a pool table, table tennis, seating and television areas. On site bike storage and washing facilities. Parking spaces on a first come first served basis. ****PLEASE NOTE THAT THE VENDOR IS OPEN TO SELLING EACH UNIT INDIVIDUALLY****

- INVESTMENT OPPORTUNITY
- TWO, FIVE BEDROOM UNITS
- SPACIOUS LIVING ACCOMMODATION
- FABULOUS LOCATION
- ON SITE FACILITIES





OUTSIDE

Parking spaces on a first come first served basis.

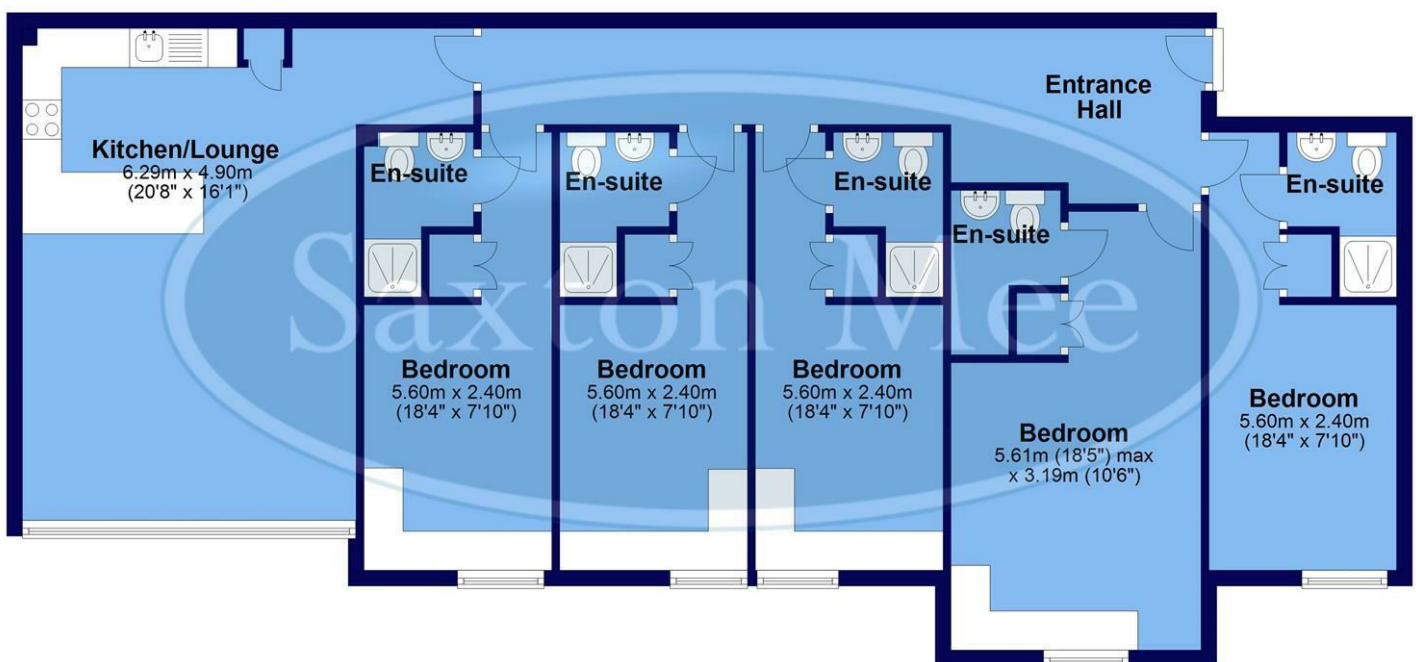
LOCATION

Aspect 3 Apartments Sheffield offers easy access to public transport links, the nearest bus stop is right around the corner, as is the tram stop. Excellent motorway links. The City Centre has an array of bars, shops and restaurants. Ponds Forge Leisure Centre.

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.

Floor Plan

Approx. 118.0 sq. metres (1270.2 sq. feet)



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)

Crookes
Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(81-91) B			
(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	