



EADON
LOCKWOOD
& RIDDLE
ESTD 1840

City Wharf, Nursery Street, Sheffield, S3 8GF

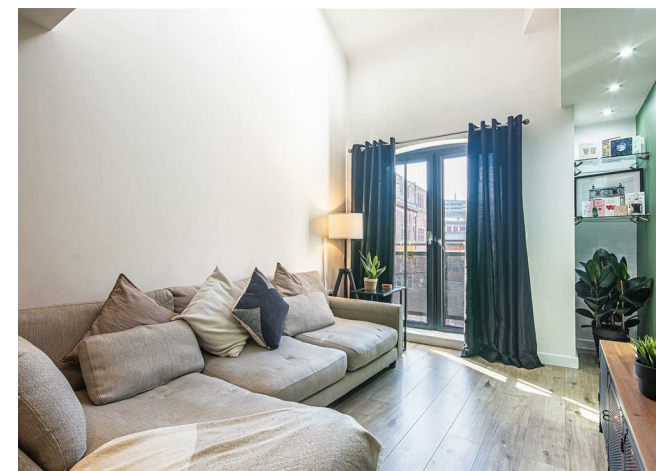
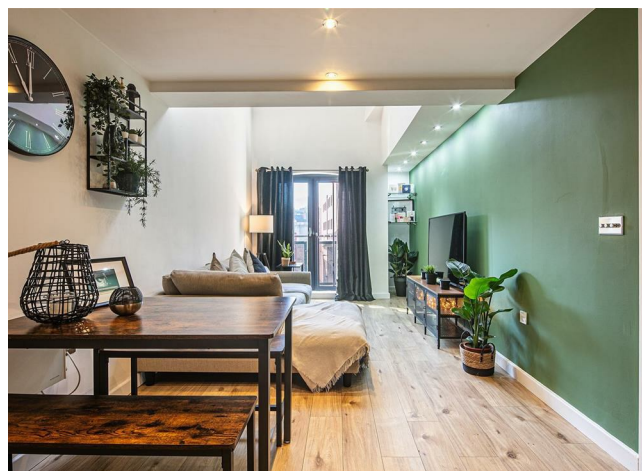
City Wharf, Nursery Street

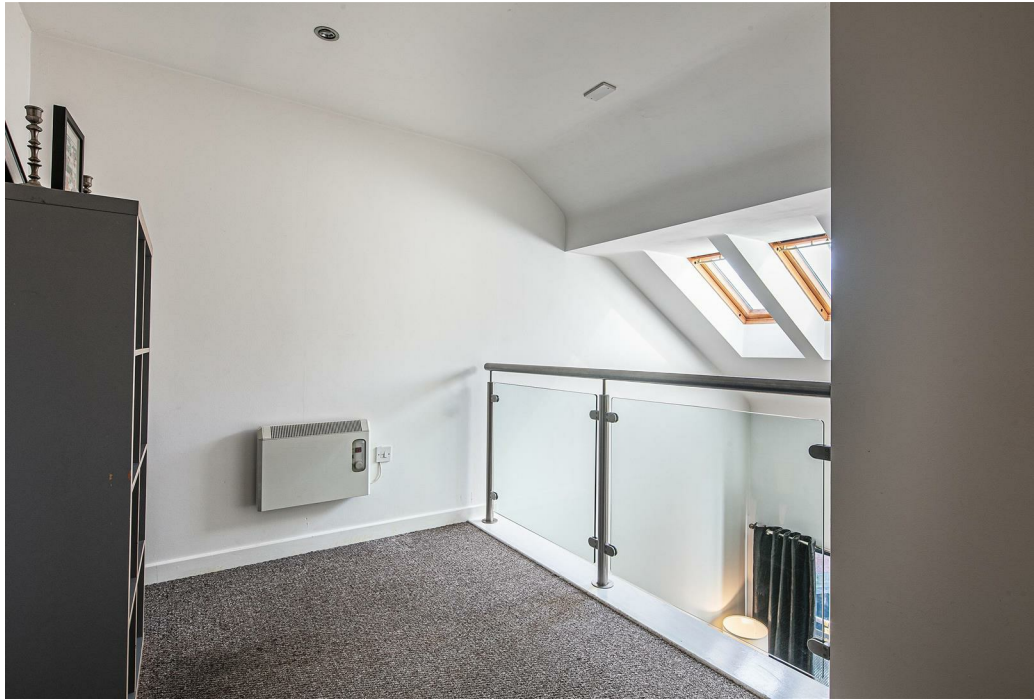
Sheffield, S3 8GF

Description

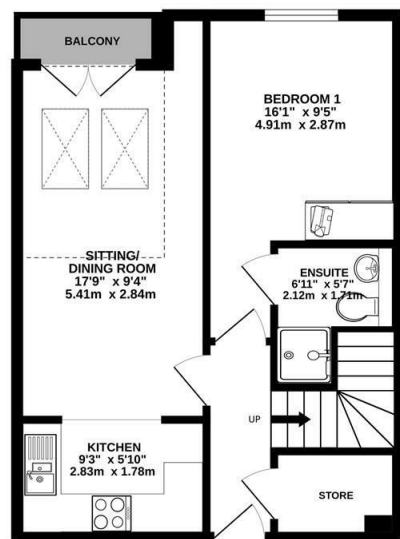
City Wharf is a modern, purpose built block that is situated at the head of Nursery Street, adjacent to Lady's Bridge, on the edge of West Bar and Kelham Island. This super, duplex apartment is situated on the fifth floor and offers a fabulous range of accommodation over two levels to rival most of the units in the area. Residents have use of a passenger lift to all levels, undercroft parking that is protected by electric security gates and a sunny, south facing communal garden at the rear which overlooks the river. On the entrance level there is a large, open plan kitchen, dining, lounge area alongside an ensuite double bedroom and a deep storage cupboard in the hall. The upper level includes a further double bedroom, larger bathroom, storage cupboard and access to a mezzanine home office area. There is also a fire escape door on this level for peace of mind. The property has a lovely feel throughout and the pleasing sound of the River Don, as it rushes over the weir, is a constant backdrop to your day and a comforting sound to lull you to sleep in the evenings. The location, on the edge of Kelham Island is also a massive draw to this apartment. Kelham is regularly mentioned as one of the countries most desirable places to live with its eclectic mix of past industry and modern, trendy bars making it a vibrant and fashionable place to live. The city centre is accessible within a short walk and commuters out of town will also appreciate the close proximity of the train station and Parkway that provides links to the M1 motorway corridor. This really is a super apartment that will be sure to impress.

- Large two bed duplex with 893 square feet of accommodation situated over two floors.
- Spacious, open plan living room and kitchen with high, vaulted ceiling and lovely outlook over the river.
- Entry level double bedroom with ensuite shower room.
- Further double bedroom and bathroom found on the upper level.
- Versatile mezzanine/study area that overlooks the living room and provides extra living space to the occupants.
- Communal south facing garden area on the ground floor, the perfect place to enjoy the urban view and listen to the river as it crosses the weir.
- Excellent storage both within the flat and out, including two large storage cupboards inside and a bike store in the undercroft parking area.
- Allocated parking bay in the undercroft, protected by electric security gates.
- 200 year lease from 2003 with a combined annual service charge and ground rent of £2361.24
- EPC Rating C69, Electric heating and double glazing.

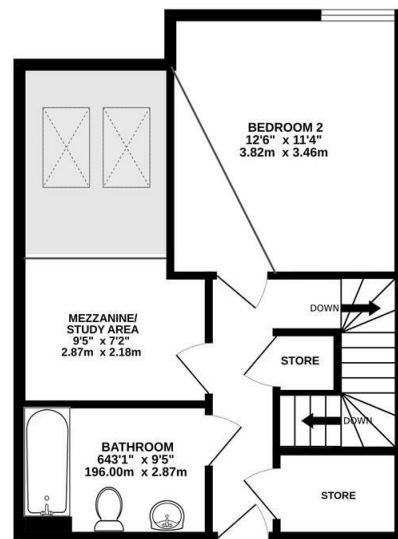




ENTRANCE FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 893sq. ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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