



403 West One Central 12 Fitzwilliam Street

City Centre, Sheffield, S1 4JN

Price Guide £159,000



# 403 West One Central 12 Fitzwilliam Street



## Description

A modern two double bedroom apartment that is situated in the very heart of the 'Steel City' in one of Sheffield's most desirable city centre locations, opposite the trendy Devonshire Green. Ideal for investors with a rental value of £1000 pcm or equally for first time buyers. Located in the highly desirable West One development, on the doorstep of fantastic local amenities including independent coffee shops, fashionable bars, restaurants and boutiques. The generously proportioned apartment has a modern finish throughout and the principle accommodation enjoys a south, through to south west facing orientation that provides a lovely, sunny feel for the owner throughout the day. Not only does the apartment have a balcony but also use of a large communal garden which makes a great space to relax in during the summer months. The apartment also benefits from a secure underground allocated parking and bike storage.

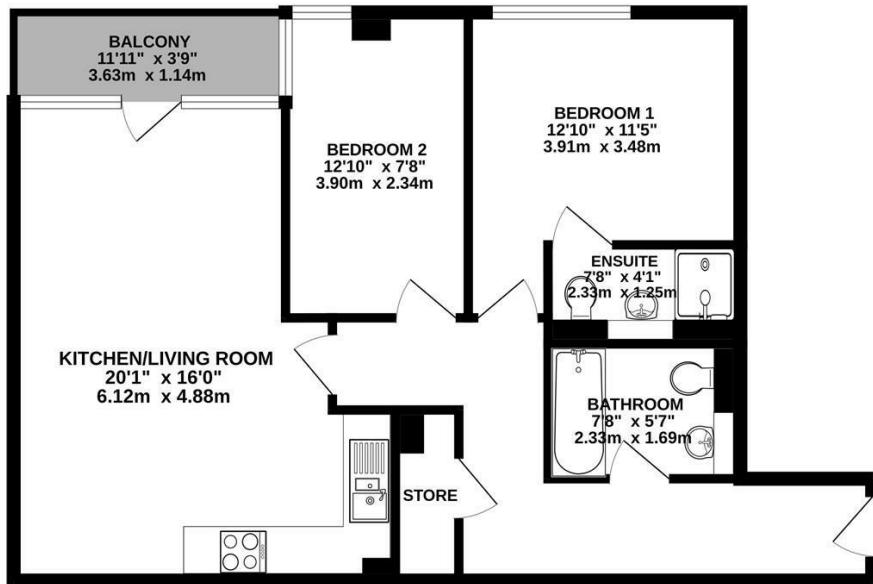
- Two double bedrooms.
- Large open plan living room with an interesting urban view.
- Modern fitted kitchen.
- Secure, undercroft allocated parking bay (number 132) and bike storage area.
- 150 year lease from 2004 with combined ground rent and service charge annual costs of £2395.78.
- Two luxurious bathrooms including one ensuite to the main bedroom.
- West facing balcony overlooking the well planned communal grounds.
- Entrance hall with storage cupboard and intercom point.
- No onward chain.
- Council Tax Band C, EPC rating C70.





## Floor Plan

### MID FLOOR FLAT



TOTAL FLOOR AREA: 721sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, rooms and any fixtures are approximate and no responsibility is accepted for any omission or inaccuracy. The 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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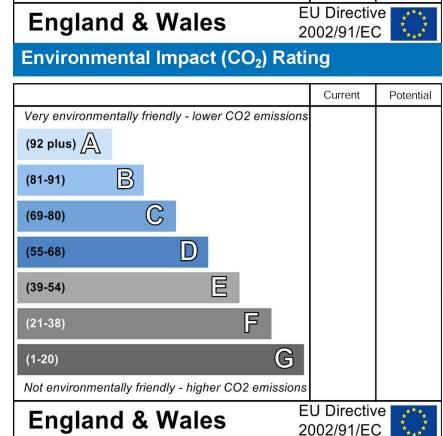
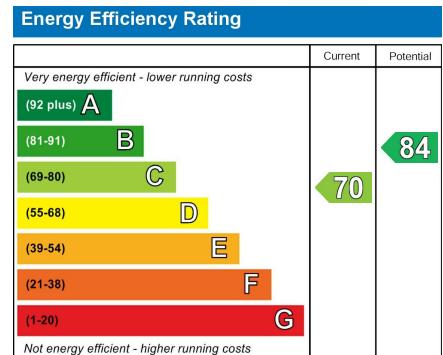
## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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