





## Apartment 61 Whitecroft Works

69 Furnace Hill • City Centre • S3 7AH

Guide Price £61,000 - £65,000.

### CASH ONLY

A ground floor studio apartment, Great opportunity for investors as well as owner-occupiers. Ideally located between Kelham Island and Sheffield City Centre. Property benefits from security intercom, gas central heating, double glazing and superb location. No Chain. Access is gained by a locked communal entrance on Furnace Hill with a security intercom. Apartment 61 has its own entrance door giving access to the studio apartment from the communal courtyard. There is an open plan living area, having neutral decorative tones and a wood effect laminate floor. The kitchen area has a range of modern fitted units with complementary worktops. Included within the sale is an integrated oven, hob and extractor, there is space and plumbing for a washing machine and a fridge. The shower room has a modern white suite, with shower cubicle, WC & sink, tiled flooring and chrome towel radiator. Whitecroft Works is well-placed for access to Kelham Island and the City Centre, offering a range of cafes, pubs and restaurants as well as offering access to the hospitals and universities.

Leasehold 125 years 01/01/2007 £150 pa.

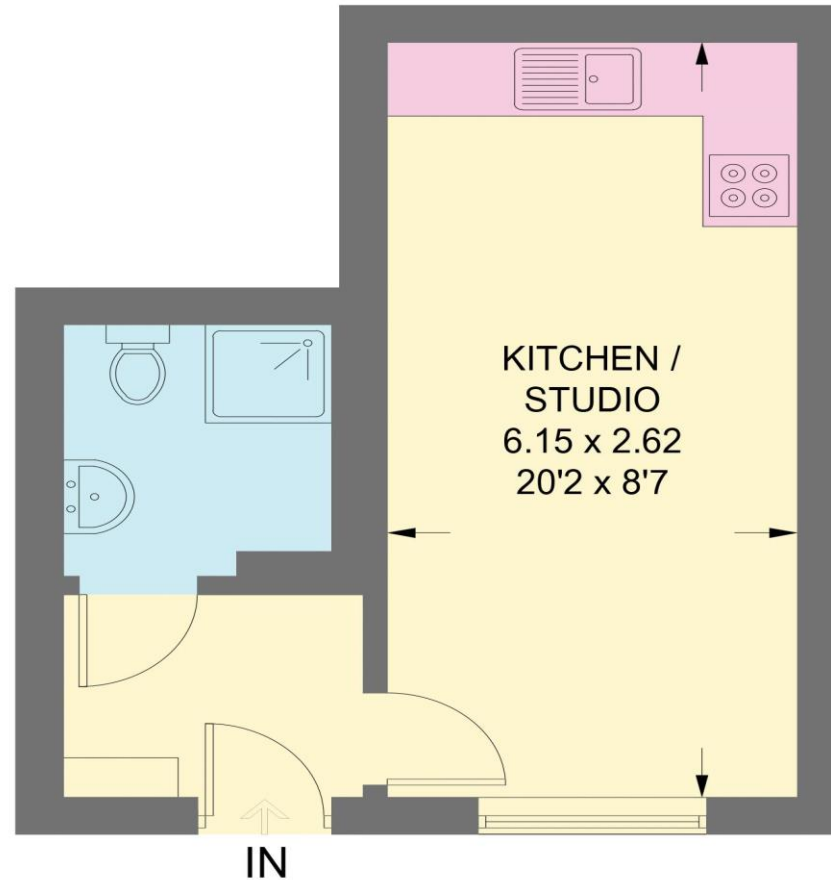




- Ground Floor Studio Apartment
- Open Plan Living/Dining/Bedroom
- Modern Shower Room
- Kitchen with Integrated Appliances
- Gated Entry with Security Intercom
- Combi Boiler & Double Glazing
- Close to Hospitals & Universities
- Great Location, Close to Kelham Island
- Service Charges £TBC
- Council Tax Band A, EPC Rating C

# 61 WHITECROFT WORKS

APPROXIMATE GROSS INTERNAL AREA = 24 SQ M / 258 SQ FT



## GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.