



abode

會德明

haus

haus
haus
haus
haus
haus

Pizza Giordana

Pizza Giordana
ITALIAN PIZZAS
PIZZA HAWAII
PIZZA MARGHERITA
PIZZA TIKKA MASSALA

20



UG14 West Bar House

70 Furnace Hill • City Centre • S3 7BZ

Guide Price £45,000 - £52,500

CASH BUYERS ONLY

A first-floor studio apartment in the heart of Sheffield City Centre close to Kelham Island. Superb investment opportunity which is designed for mixed use occupancy. Current rent £125/week for 51 weeks. The property is well equipped with all the furniture included. There is an open plan living area with a fitted kitchen having a range of white high gloss units complemented by contrasting worktops, two ring ceramic hob, microwave, space for a fridge/freezer, downlighters, smoke alarm, electric panel heater and picture window. Shower room having a white suite, electric shower, part tiled and extractor. The development has lift access, reception with seating area, laundry room, gymnasium, cinema, games room and fabulous generous communal roof terrace with lovely views. West Bar House 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.



- First Floor Studio Apartment
- Built-In Kitchen Appliances Included
- Fully Furnished
- Double Glazing & Electric Heating
- Lift Access

- Cinema, Games Room, Gymnasium & Laundry Room
- Generous Communal Roof Terrace With Views
- Excellent Amenities & Transport Links
- Lease 125 years 09/01/2018

• Council Tax Band A EPC Rating C

14 WEST BAR HOUSE

APPROXIMATE GROSS INTERNAL AREA = 18.8 SQ M / 202 SQ FT

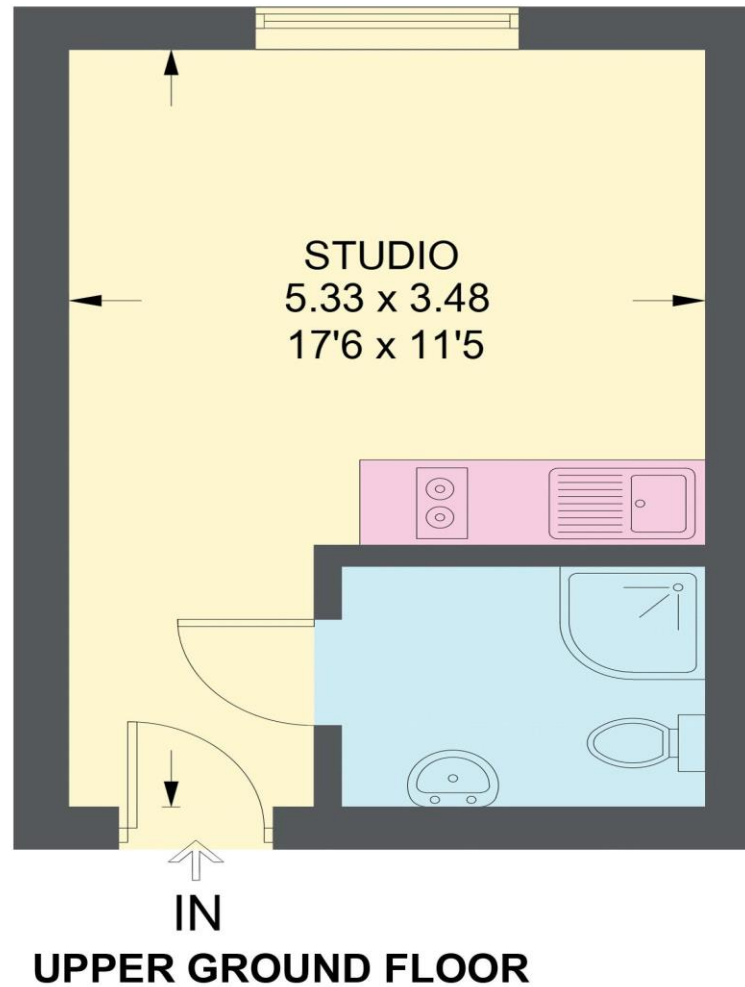


Illustration for identification purposes only, measurements are approximate, not to scale.

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.