



23-27 Church Street, , Sheffield, S1 2GJ

- Penthouse Apartment
- Open plan living
- Communal roof terrace
- Good public transport links
- Part of a historic building
- No Chain
- Breathtaking views over the city
- City centre location
- Shops and restaurants on your door step

Asking Price £130,000

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Hunters are delighted to bring to market this contemporary one double bedroom penthouse apartment, forming part of this historic central building in the heart of the City Centre. The apartment is spacious and light being ideal for the professional market or investors alike. Close to all amenities including the shopping facilities on Fargate, the fashionable bars and restaurants around the Devonshire Quarter and a short walk to the railway station. It is close to all public transport links and is within short proximity to Hallamshire Hospital. This one bedroom penthouse apartment has electric heating, secondary double glazing to original feature windows, high ceilings and access to the communal roof top terrace. Viewing strongly advised. offered to market with No onward chain



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COMMUNAL ENTRANCE

Secure entrance with stairs that lead up to the top floor where the apartment is situated.

ENTRANCE HALLWAY

Wood laminate flooring, electric heater, security intercom, door giving access to the storage cupboard, loft access and two original feature windows with secondary glazing.

LOUNGE

This light and airy space with high ceilings, three original feature windows with secondary glaze to this corner room allowing natural light, wood laminate flooring and wall mounted heaters.

KITCHEN

Having two feature windows with secondary glazing and a range of wall and base units, one and a half bowl sink with drainer and mixer tap, built-in oven, hob, extractor, integrated fridge and freezer, washing machine and dishwasher.

BEDROOM

With two large original windows with secondary glazing which allows lots of natural light and electric heater.

BATHROOM

Has a three piece suite comprising bath with shower above, wash hand basin with mixer tap, W/C and lino to the floor.

EXTERNAL

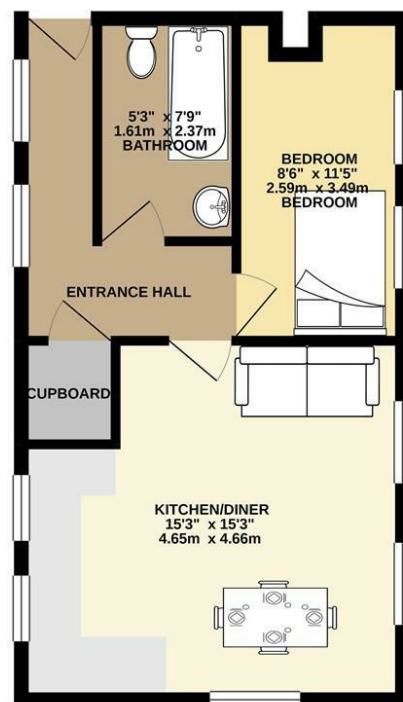
There is a large communal terrace on the same level of the apartment and offers views over the city.

Disclaimer DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in

these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

TOP FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Viewings

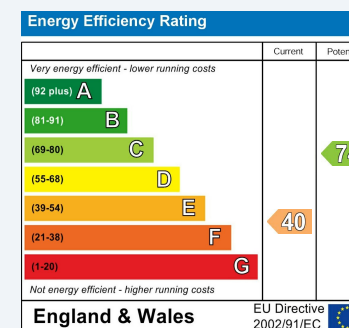
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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