



Westfield Terrace, , Sheffield, S1 4GD

- Two double bedroom apartment
- Secure allocated undercroft parking
- Open plan kitchen, dining and lounge
- Secure entrance
- Two bathroom with en-suite to master
- Secondary glazing to both bedrooms
- City centre living
- Central Communal Gardens

Asking Price £220,000

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Hunters are delighted to bring to market this immaculately presented two bedroom, two bathroom apartment situated in the highly regarded Royal Plaza complex. Benefitting from SECURE ALLOCATED PARKING .

Royal Plaza is situated within the heart of Sheffield City Centre, with a range of amenities and public transport links close on hand. You'll find a variety of bars, restaurants, cafes and shops within close walking distance. The West Street tram stop provides easy access to the train station and Meadowhall Shopping Centre. Both of the Sheffield Universities are within close distance, along with the Sheffield Teaching Hospitals. This is a fantastic location for both students and young professionals alike.



The property on offer has been maintained to a very high standard throughout. The owners have fitted secondary glazing to each of the bedroom windows , keeping noise levels to a minimum. New electric heating panels have been installed in some of the rooms. The apartment briefly comprises;

Spacious entrance hallway with intercom for secure access. bright lounge with two windows. You'll find a kitchen with wall and base units including; integrated washing machine, fridge, freezer, dish washer and electric oven / hob.

Both bedrooms serve as double rooms, the master bedroom features has the addition of an en-suite The main bathroom includes a white three piece suite, having a bath with overhead shower.



To the exterior of the property you will find secure fob access, private communal gardens to the rear of the building, and access to the secure allocated parking space can be found on Eldon Street.



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BUYERS AML FEE DISCLOSURE;

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for

you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

DISCLOSURE ADVERT & DESCRIPTION
DISCLAIMER;

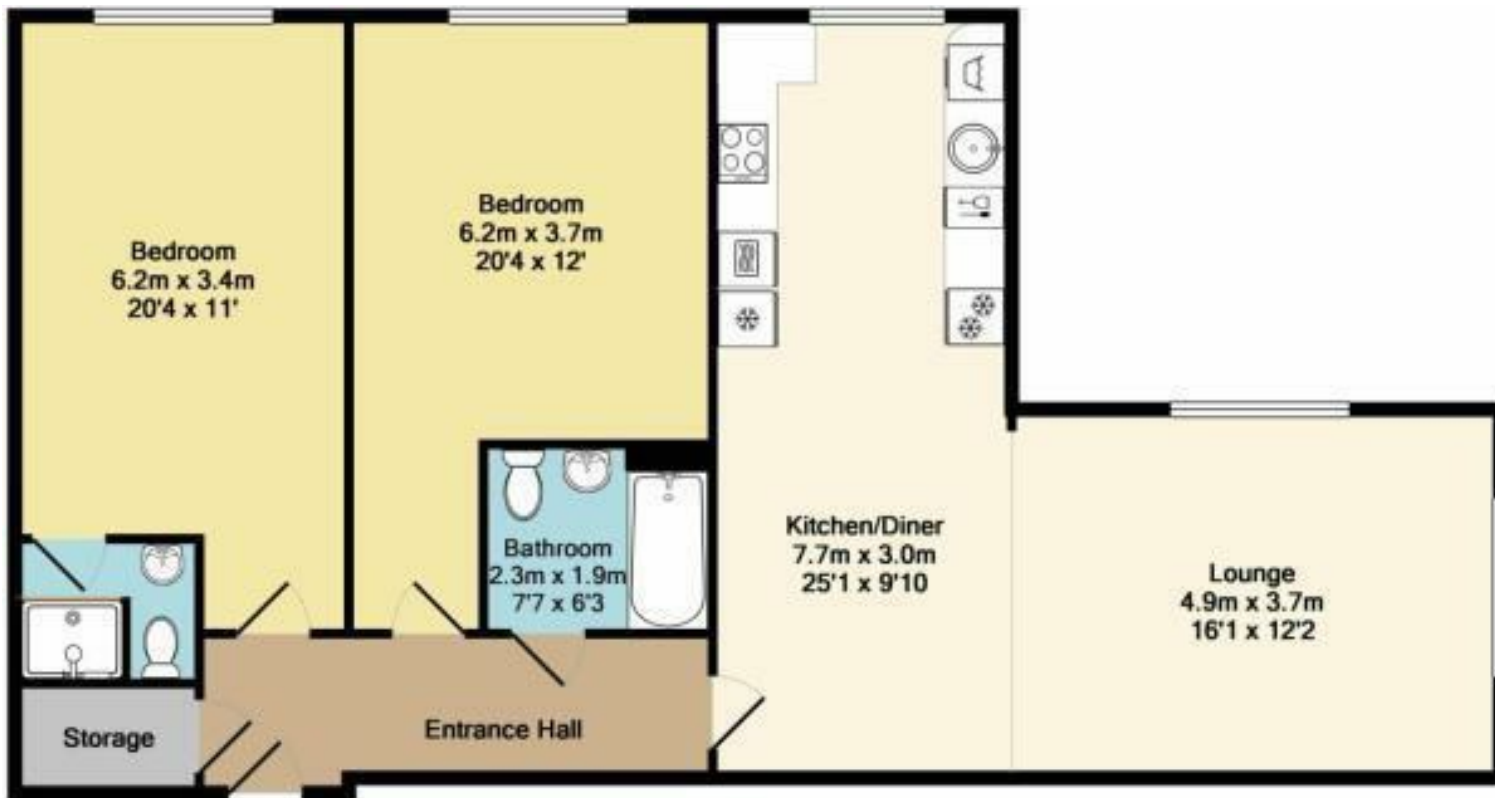
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

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.



Total Approx. Floor Area 94.9 Sq.M. (1022 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewings

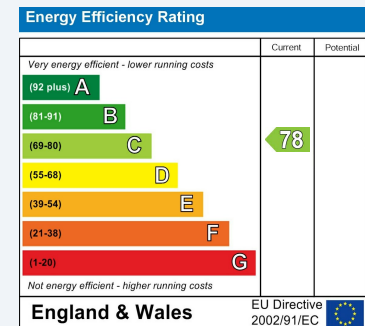
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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THINKING OF SELLING? 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.