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Flat 71 Coode House, 7 Millsands, Sheffield, S3 8NR

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## Asking Price £120,000

Hunters Hillsborough are delighted to present a stunning purpose-built apartment located on the 8th floor of a popular development in Millsands, S3. This modern residence offers an exceptional living experience with breathtaking views across Sheffield City Centre, making it an ideal choice for young professionals or savvy investors.

As you enter the apartment, the entrance hallway gives access to all rooms including a spacious open-plan living area that seamlessly combines comfort and style. The fully equipped kitchen is perfect for culinary enthusiasts, while the generous living space provides ample space for relaxation and entertaining. Large patio doors lead out to a sun-soaked balcony, perfect for enjoying the vibrant city atmosphere, while French doors open to a charming Juliette balcony, adding to the apartment's appeal.

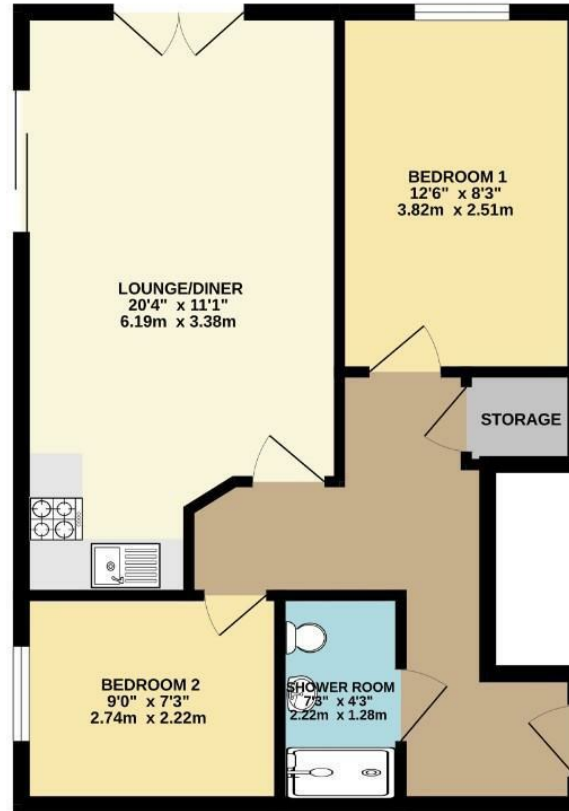
The property boasts two well-proportioned bedrooms, each designed to provide a peaceful retreat. The modern shower room features a walk-in shower, W/C, and sink basin, ensuring convenience and comfort for residents and guests alike.

Situated just two minutes from the heart of Sheffield, this apartment offers easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. Additionally, the trendy Kelham Island is only a short stroll away, providing a delightful blend of history and modernity.

In summary, this apartment at Coode House presents a unique opportunity to enjoy contemporary city living with stunning views and excellent local amenities. Don't miss your chance to make this exceptional property your new home or investment.

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GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 50026

## General Remarks

### TENURE

This property is Leasehold 103 remaining at a cost of £200 per annum - Service charges to be confirmed

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

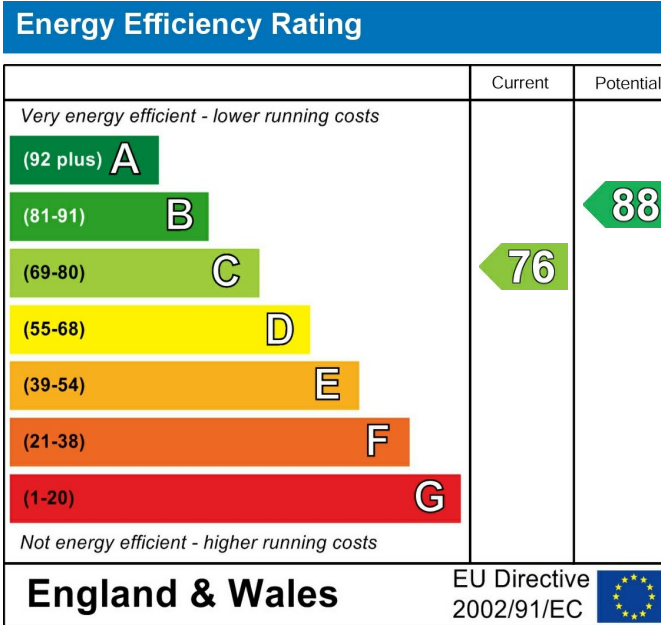
### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.







