HUNTERS®

HERE TO GET *you* THERE




# The Fitzgerald, West Bar

## City Centre, Sheffield, S3 8PQ

## Asking Price £100,000

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| EWS1 CERTIFICATE | GREAT TRANSPORT LINKS | The perfect step on the property ladder for a first time buyer or investor, located in the heart of Sheffield City Centre.

Welcome to this one-bedroom apartment at The Fitzgerald in West Bar. This property boasts a fantastic open plan living space, complete with a fitted kitchen. The bedroom is cosy and inviting, offering a peaceful retreat after a long day. The bathroom is modern and convenient, adding to the comfort of this lovely apartment.

Situated in a vibrant city centre location, this apartment is ideal for those who enjoy the hustle and bustle of urban living. With the potential yield of 7.5%, this property presents a fantastic investment opportunity for those looking to expand their portfolio. Additionally, with no onward chain, the process of making this property your own is made even smoother.

Don't miss out on the chance to own this fantastic apartment in a prime location. Whether you're looking for a savvy investment or a convenient city centre home, this property has the potential to fulfill your needs. Book a viewing today and envision the possibilities that this flat has to offer.







GENERAL REMARKS
TENURE
This property is Leasehold with a term of 125 years from 30/01/2018 and ground rent of £200.00 per annum. There is a service charge of £1,138.00 per annum.

RATING ASSESSMENT
The property is assessed for Council Tax purposes to Band A.

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.

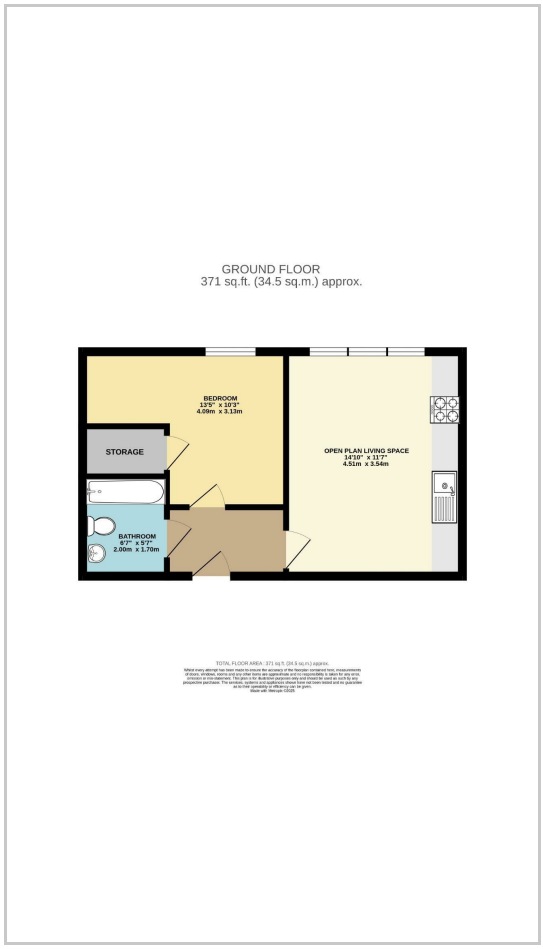
MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS
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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.

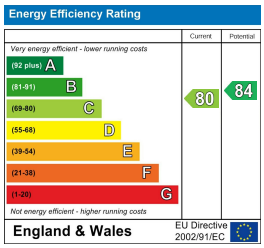
## Area Map

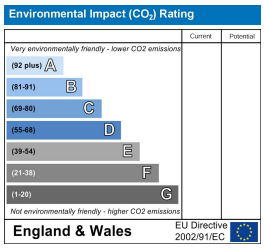



## Floor Plans




## Energy Efficiency Graph




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.
**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.

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