



HUNTERS[®]
HERE TO GET *you* THERE



The Fitzgerald, West Bar, S3

Asking Price £110,000

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Welcome to this one-bedroom flat located in the heart of Sheffield's city centre at The Fitzgerald. This property boasts a fantastic open plan living space. 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.

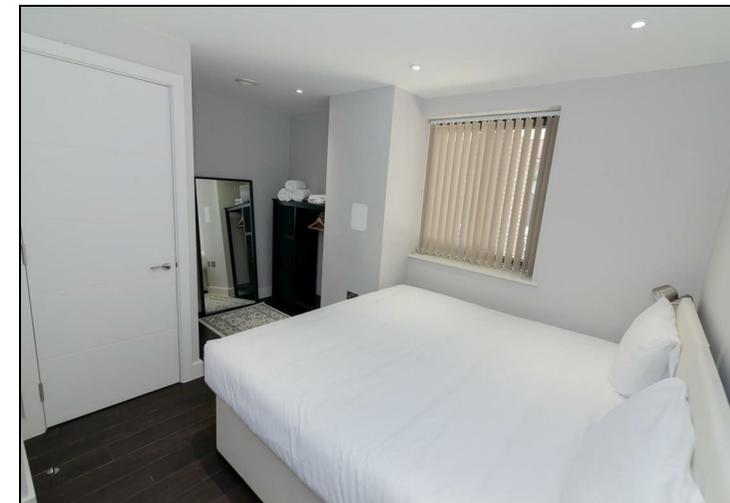
Don't miss out on the chance to own this fantastic apartment in a prime location. Whether you're looking for a savvy investment or a convenient city centre home, this property has the potential to fulfill your needs. Book a viewing today and envision the possibilities that this flat has to offer.

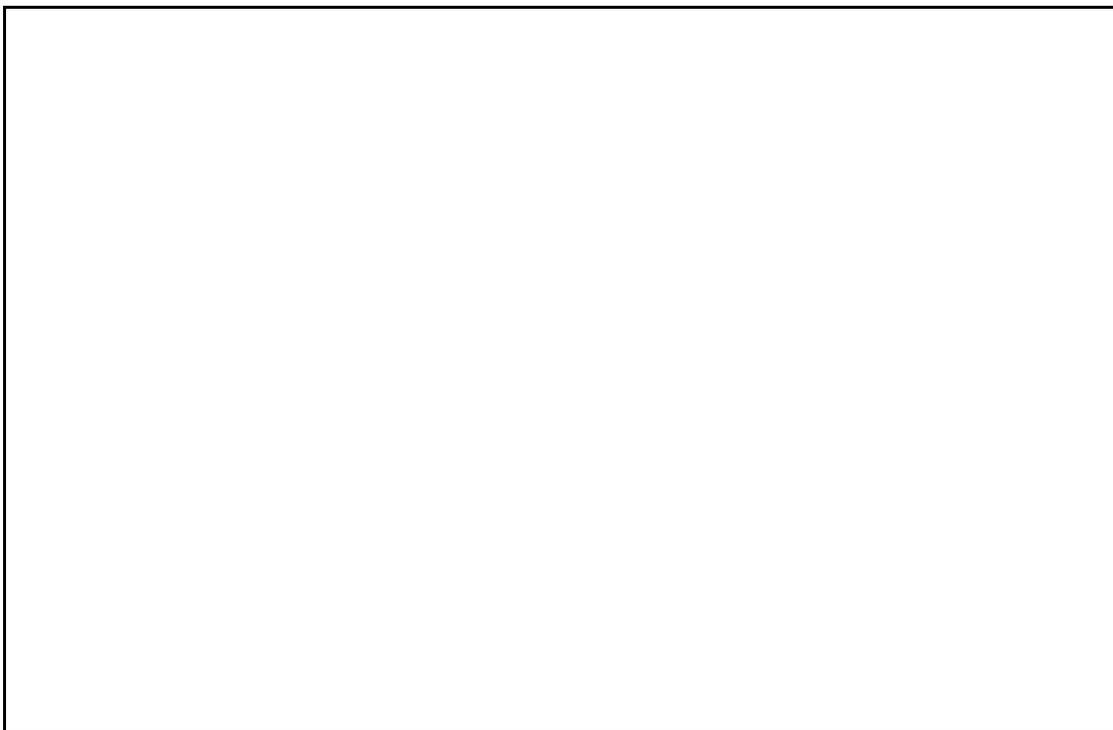
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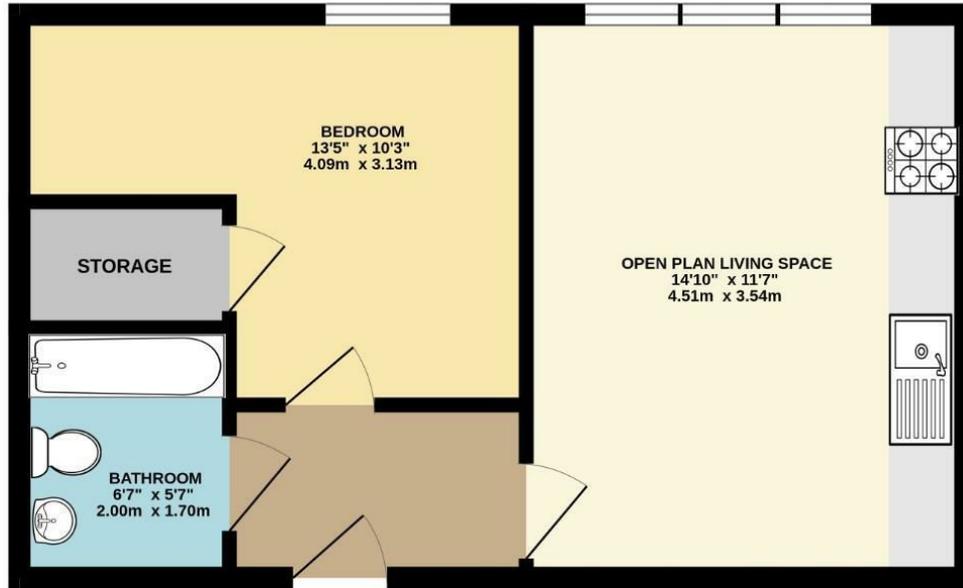
KEY FEATURES

- ONE BEDROOM
- OPEN PLAN LIVING
- MODERN BATHROOM
- CITY CENTRE LIVING
- POTENTIAL YIELD OF 7.5%
- POTENTIAL RENTAL INCOME OF £800 PCM
 - NO ONWARD CHAIN
 - ENERGY PERFORMANCE RATING



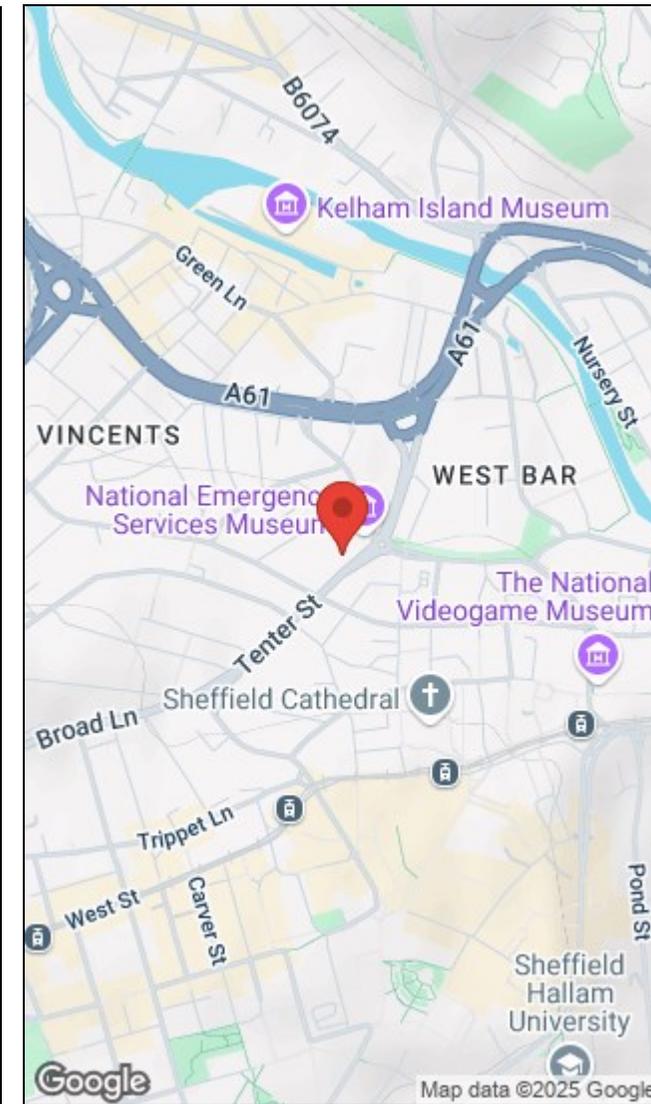


GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.5 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	80	84	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

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