

## Marketing Preview



**39 High Pavement Row, Sheffield, S2 5JH**

**£85,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



NO CHAIN! A unique opportunity to purchase this, third floor duplex apartment which would make a great investment. Deceptively spacious and boasting masses of potential. On the outskirts of the City Centre and having fabulous views over Sheffield. Close to great amenities and everything City Centre living! Perfect for first time buyers or investors!

### HALLWAY

A welcoming hallway with two ceiling lights, a radiator and stairs rising to the first floor. A door leads to the kitchen/diner.

### KITCHEN/DINER 9'10" x 18'0"

A spacious reception room with floor to ceiling windows with amazing open City views. Fitted with wall and base units, worktops and a stainless steel sink. Two ceiling lights, a radiator and tile effect flooring.

### STAIRS AND LANDING

Stairs rise to the first floor landing with a ceiling light and two useful storage cupboards. Doors lead to the lounge, two bedrooms, bathroom and WC.

### LOUNGE 9'10" x 16'0"

A bright and spacious living area with carpeted flooring, a ceiling light and radiator. Windows overlook the front of the property with stunning 180 degree views.

### BEDROOM ONE 10'3" x 17'2"

A generous double bedroom with neutral decors and part carpeted, part laminate flooring. Ceiling light, radiator and two windows with amazing open views.

### BEDROOM TWO 11'9" x 10'2"

A large double bedroom with a rear facing window, carpeted flooring, a ceiling light and radiator. Neutral decor and a large built in storage cupboard.

### BATHROOM

Comprising of a bath with an overhead electric shower and wash basin. Ceiling light, radiator and part tiled walls.

### WC

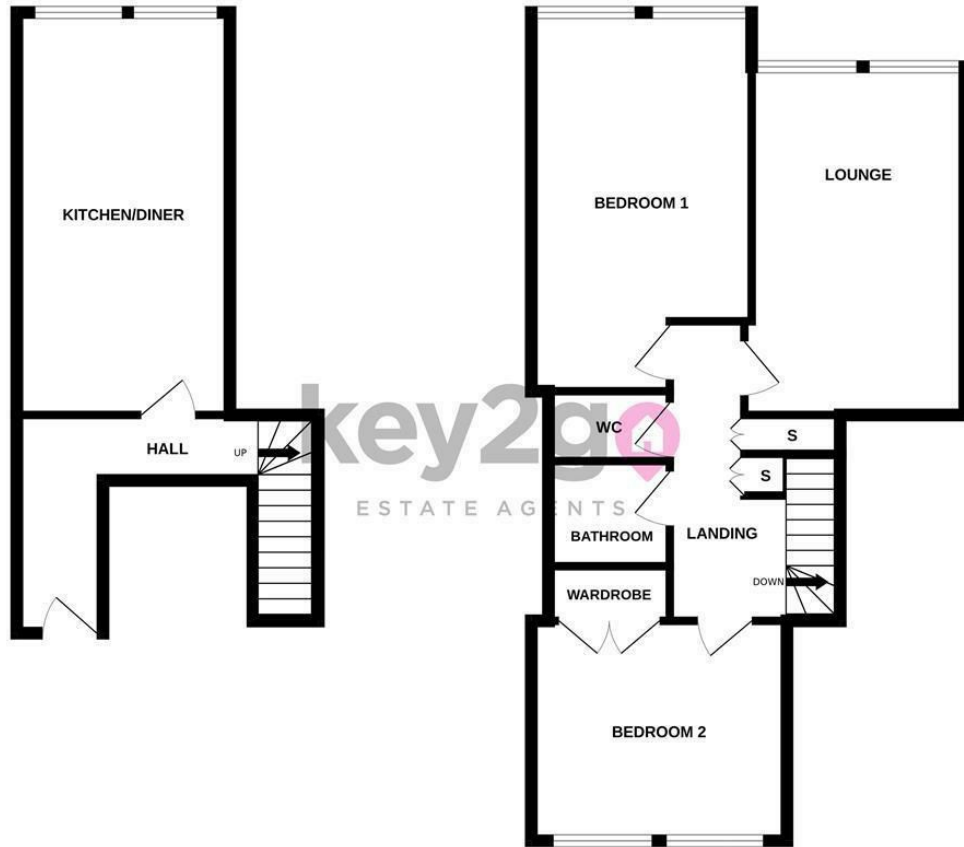
Comprising of a low flush WC, a ceiling light and vinyl flooring.

### PROPERTY DETAILS

- DOUBLE GLAZED
- GAS CENTRAL HEATING (COMBI BOILER)
- LEASEHOLD - 104 YEARS REMAIN, GROUND RENT £10.00PA, SERVICE CHARGE £1150.00PA
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

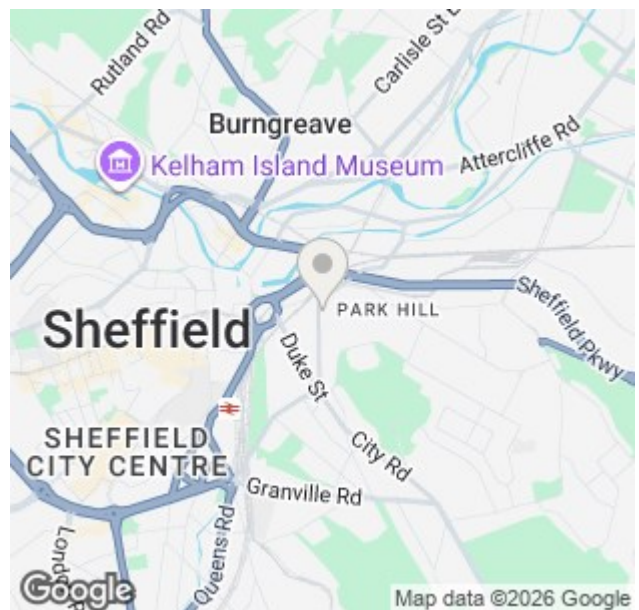


TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

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

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 64                         | 70        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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