



Apartment 12, The Fitzgerald 1 West Bar, Sheffield, S3 8PQ

Saxton Mee

The Fitzgerald 1 West Bar

Guide Price

£150,000

Guide Price £150,000 to £160,000

A Superb Two Double Bedroom, Two Bathroom Apartment in the Popular Fitzgerald Development

This superb two double bedroom, two bathroom first floor apartment offers spacious, contemporary accommodation in this convenient city-centre location. The development is ideally positioned for access to a wide range of local amenities, including shops, restaurants, cafés and leisure facilities, with excellent transport links and convenient access to the surrounding areas. Its location makes it an appealing choice for those looking to enjoy the convenience of city living.

The apartment benefits from lift access to the first floor, electric heating, an air ventilation system and an allocated undercroft parking space.

The accommodation briefly comprises an entrance hallway leading to a spacious open-plan kitchen, living and dining area, enjoying views across the city. The modern fitted kitchen features high-gloss units and a range of integrated appliances, including an electric oven, hob, fridge freezer, dishwasher and washer/dryer. A useful storage cupboard provides additional practicality.

The master bedroom is a generous double room benefiting from an en-suite shower room. Bedroom two is also a well-proportioned double bedroom, offering versatile accommodation to suit a variety of needs. Both bedrooms benefit from built-in TV connections. The main bathroom is fitted with a contemporary three-piece white suite, including a shower over the bath.

Further benefits include a private storage cupboard located within the communal corridor close to the lifts, providing valuable additional storage space, alongside the convenience of allocated undercroft parking.

Combining modern interiors, practical features and a convenient location, this apartment offers an excellent opportunity for buyers seeking a well-appointed home close to city-centre amenities.



- Superb two double bedroom, two bathroom first floor apartment
- Situated within the popular Fitzgerald development
- Convenient location close to city-centre amenities, shops, restaurants and cafés
- Spacious open-plan kitchen, living and dining area with city views
- Modern fitted kitchen with a range of integrated appliances
- Generous master bedroom with en-suite shower room
- Contemporary main bathroom with shower over the bath
- Lift access, allocated undercroft parking space and additional private storage cupboard
- Energy Performance Certificate rating D and Council Tax Band B
- Leasehold







Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.** 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'