



**Preston
Baker** 
Estate & letting agents

Apartment Ug03, West Bar House
70 Furnace Hill, Sheffield, S3 7BZ

£65,500

At a glance

www.prestonbaker.co.uk


BEST
ESTATE AGENT GUIDE
2018 : TOP 100
SALES & LETTINGS

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Preston Baker are proud to introduce to the market this city centre studio apartment, ideally located close to the city hospitals and all university sites. The apartment is part of a project that was only finished last year, in 2018!

There is a guaranteed assured rental income of £5,850 Net and this transferable to new owner which expires 09/01/2021.

Located in a modern secure apartment building, onsite facilities include use of a large rooftop terrace with city views, outside communal seating area, breakout/lounge area, a gym, cinema room, games room, bicycle storage and laundry room. WIFI also runs throughout the building.

This is a rare opportunity to own an apartment in the beating heart of the city. This unit is designed for mixed use occupancy. The property is tenanted until 16/08/2020.

Contact our Sheffield office to arrange a priority viewing.



Entering the secure building, you will pass through the reception area. The apartment sits on the Upper Ground floor and is located a few paces from the lift. The apartment is approximately 19.96 Sq. Meters

Entering the apartment, you will discover the large bathroom equipped with a three piece suite including a generously sized corner shower cubicle.

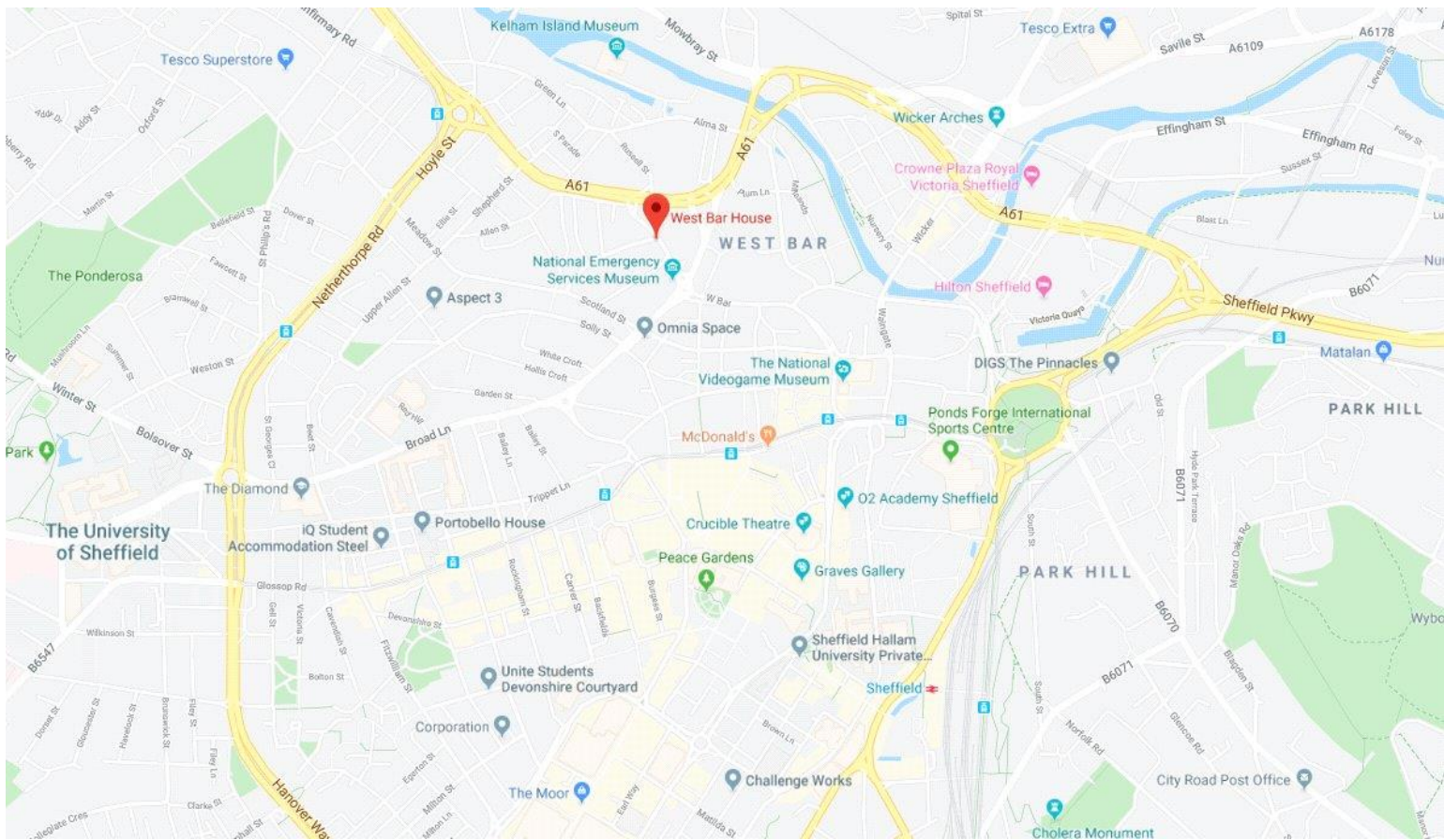
The main body of the apartment holds a double bed, small wardrobe and a kitchen preparation area. The preparation area is thoughtfully designed and makes use of a double induction hob, full size sink with mixer tap, fridge with freezer compartment and a high quality microwave. An air extraction unit is also provided.

The Gym and the Lounge Room are also located on this floor.

This apartment is perfectly positioned for easy access to the city. Viewing is highly recommended.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	77	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		