



## 1 bed apartment to buy in S1

7 St. Pauls Square, Sheffield, South  
Yorkshire, S1 2LL

**£99,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Tenant in situ £1,100 pcm
- ✓ 20th Floor Apartment
- ✓ Floor to Ceiling Windows
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Pattinson Auction are pleased to offer for sale this SPACIOUS one bedroom apartment located on the 20th Floor in City Lofts. St Paul's Square offering spectacular views of the city of Sheffield with no chain to the market For Sale.

Briefly, this contemporary apartment benefits from a modern open-plan kitchen living area, double bedroom, bathroom with floor to ceiling tiles, heated towel racks and quality fitted bathroom accessories and separate utility room with mains pressure hot water service.

St Paul's is one of Sheffield's most iconic residential developments offering high quality living, concierge service, manicured gardens, state of the art lifts and much more. This apartment has a fitted bespoke kitchen with benchtop and glass splashback, integrated fridge freezer, dishwasher, stainless steel oven & ceramic hob. The apartment offers an integrated extraction ventilation system and TV aerial point with satellite connections.

Ideally situated in the heart of Sheffield City Centre and within easy reach to the Peace Gardens, Railway Station, Sheffield Hallam University, bars, restaurants, cafes and plenty of endless local amenities situated at your doorstep.

This property is offered for sale via online auction with no forward chain. Terms & Conditions Apply. An internal inspection is highly recommended.

This is an ideal investment opportunity as the apartment is currently rented and is generating £1,100 pcm.

Remedial works are pending for EWS1 certificate. Funding has been approved by the government for these works which are due to commence this year.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 232

Annual Ground Rent Amount: £550.00

Annual Service Charge Amount: £2,400.00

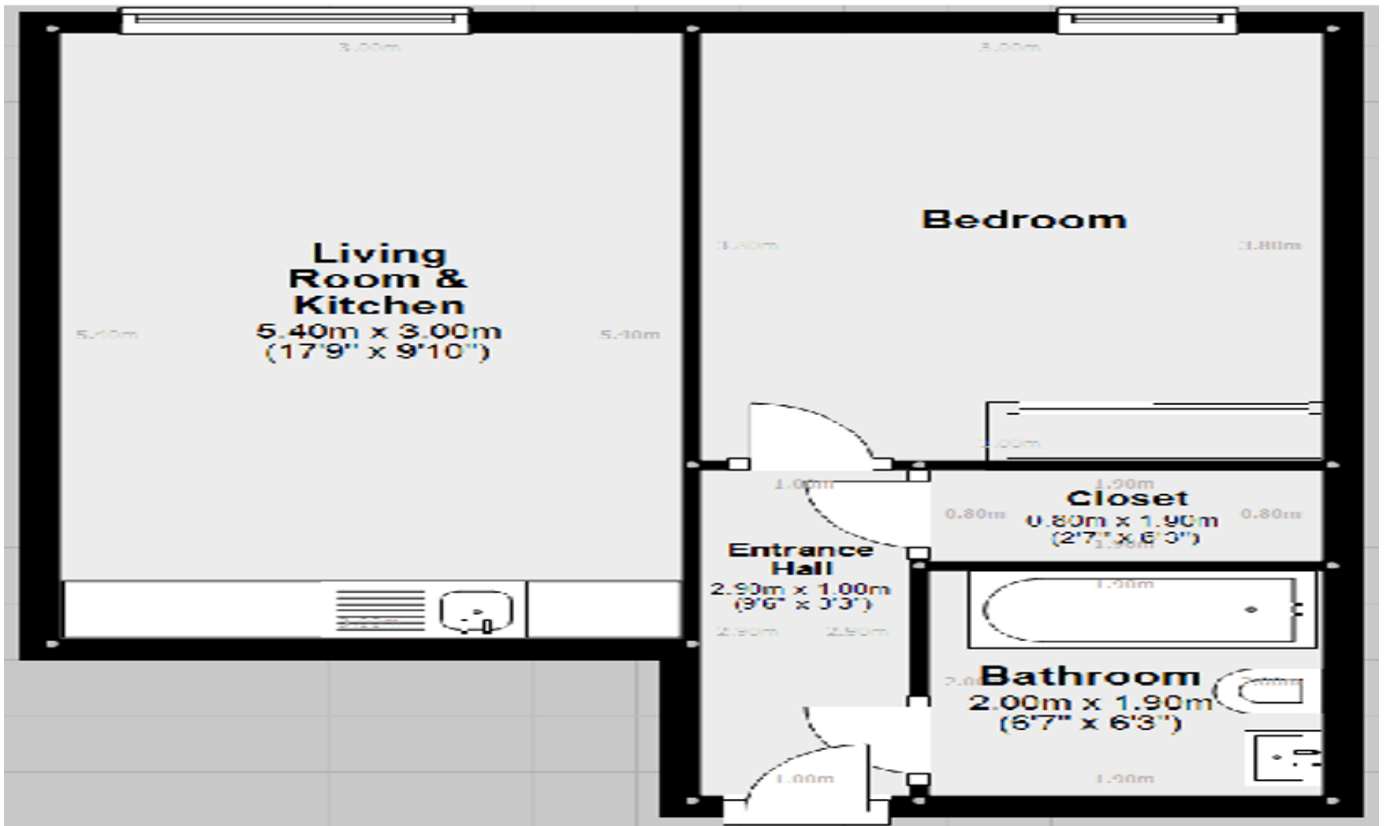
Price: Starting Bid £99,000

Property Type: Apartment

Parking: None

Heating: Electric

**FLOOR PLAN**  
**Approx. 37.1 sq. metres (399.8 sq. feet)**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

7 St. Pauls Square, Sheffield, South Yorkshire, S1 2LL

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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