EADON LOCKWOOD & RIDDLE
ESTD 1840

703, Burgess House, Sheffield, S1 2LZ

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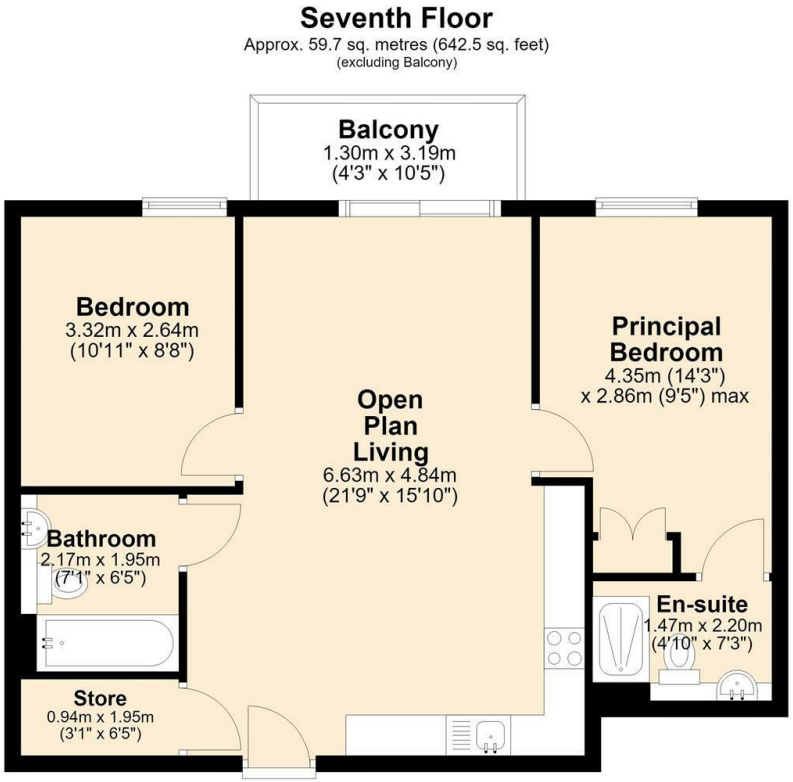
Description
A fabulous penthouse that forms part of the regenerated 'Heart of the City', Burgess House is a stylish development that enjoys a prime location in town, on the edge of the Peace Gardens and, literally just around the corner, from the award winning 'Cambridge Collective'. This smart property offers an impressive 642.5 square feet of accommodation (excluding the balcony) which, in an area that is only going from strength to strength financially, is surely going to represent a great investment for the future owner. Having stand out features that include a large principal bedroom with an ensuite, a spacious and light filled open plan living kitchen which has access to a balcony with far reaching urban views, an additional bathroom and a versatile second double bedroom which provides space for a home office if required. Being sold with the remainder of a ten year guarantee (from 2022) and modern fixtures and fittings in all the right places this is very much a safe move property that is ready for the next owners to move into with zero works required. A property that will appeal to a broad range of buyer who wish to live in a vibrant and fashionable location.

Important Infomation
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Large principal bedroom with a luxurious ensuite shower room.
- Further double bedroom providing space for a home office or guests.
- Spacious, open plan living kitchen with a great feeling of light and space. With LVT flooring and patio doors onto a balcony.
- Private balcony offering an excellent and interesting view over the city and having a sunny South Westerly facing aspect.
- Low running costs due to modern building regs, high performance double glazing and solar panels.
- Two modern bathrooms (one ensuite) with elegabt tiling framing the contemporary suites.
- Secure, communal gardens with raised beds and benches providing additional outdoor space to residents.
- Communal storage room, perfect for storing bikes etc...Lift access to all floors.
- 250 year lease from 2021 with combined ground rent and service charges totalling £2742 per annum.



Total area: approx. 59.7 sq. metres (642.5 sq. feet)

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.