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**City Towers,
Upperthorpe,
Sheffield,
S3 7ET**



A charming first floor apartment just on the cusp of the city centre: City Towers.

Featuring a large open-plan living space and a Juliet balcony with breath-taking views, this is a great spot for young professionals.





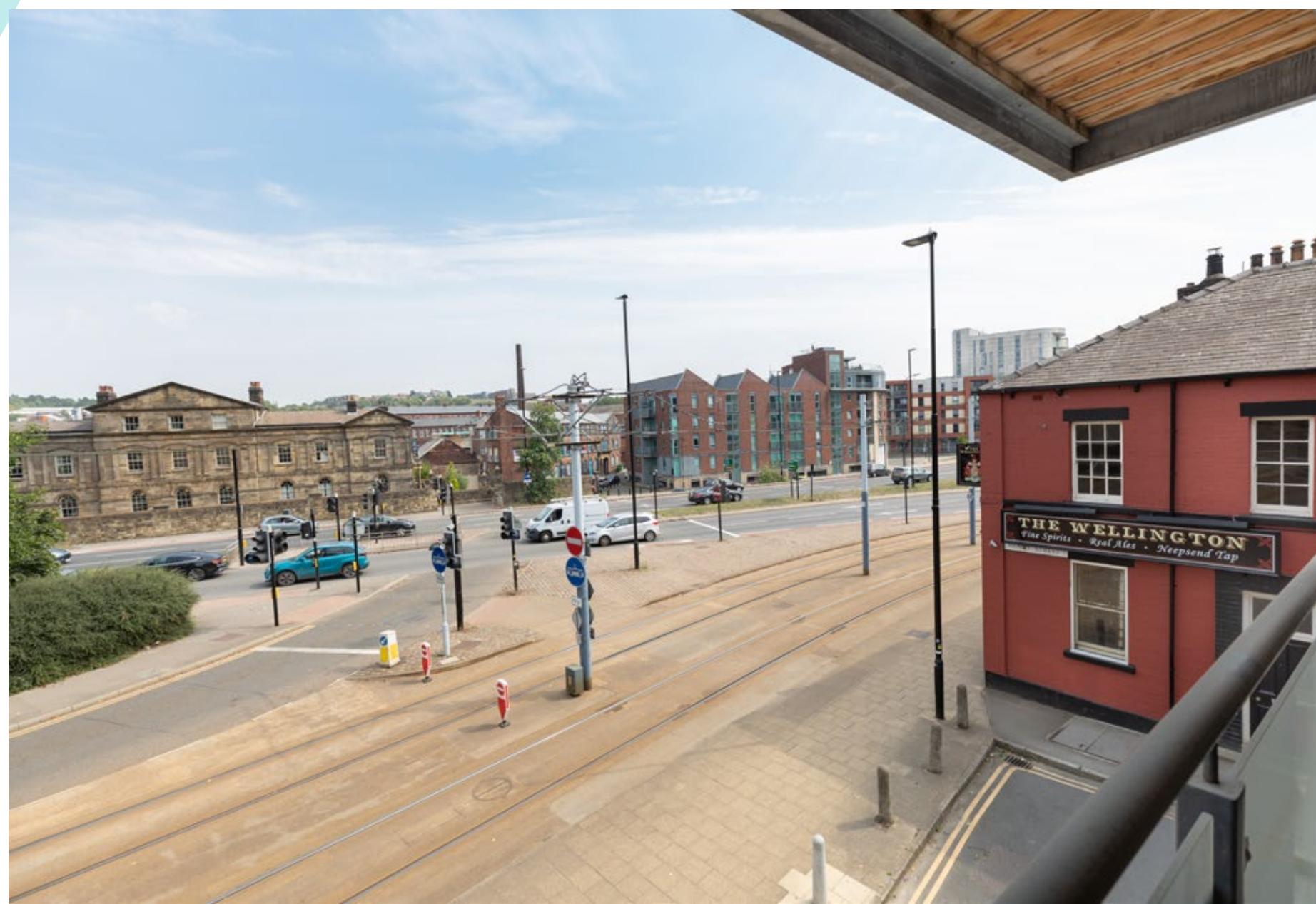
Time to explore.

City Towers can be found in Upperthorpe, just north of the Sheffield city centre and a short walk from the fashionable Kelham Island District. This urban community has become popular amongst Sheffield regions and not without reason. It enjoys superb accessibility thanks to its prime location on the fringes of the city centre, whether via car, public transport or on foot. This benefits you with unlimited access to a wealth of amenities inside the ring road, ranging from the popular Moor Market to the impressive Millennium Gallery and theatre complex. Local attractions are in no short supply either, including a range of artisanal shops, bars, and restaurants. Just down the road you will find The Ponderosa, a delightful inner-city park with fruit trees, a zip wire, and lawned areas perfect for playing football in the sunshine. It is safe to say at City Towers, you will never be short of an easy retreat into nature.

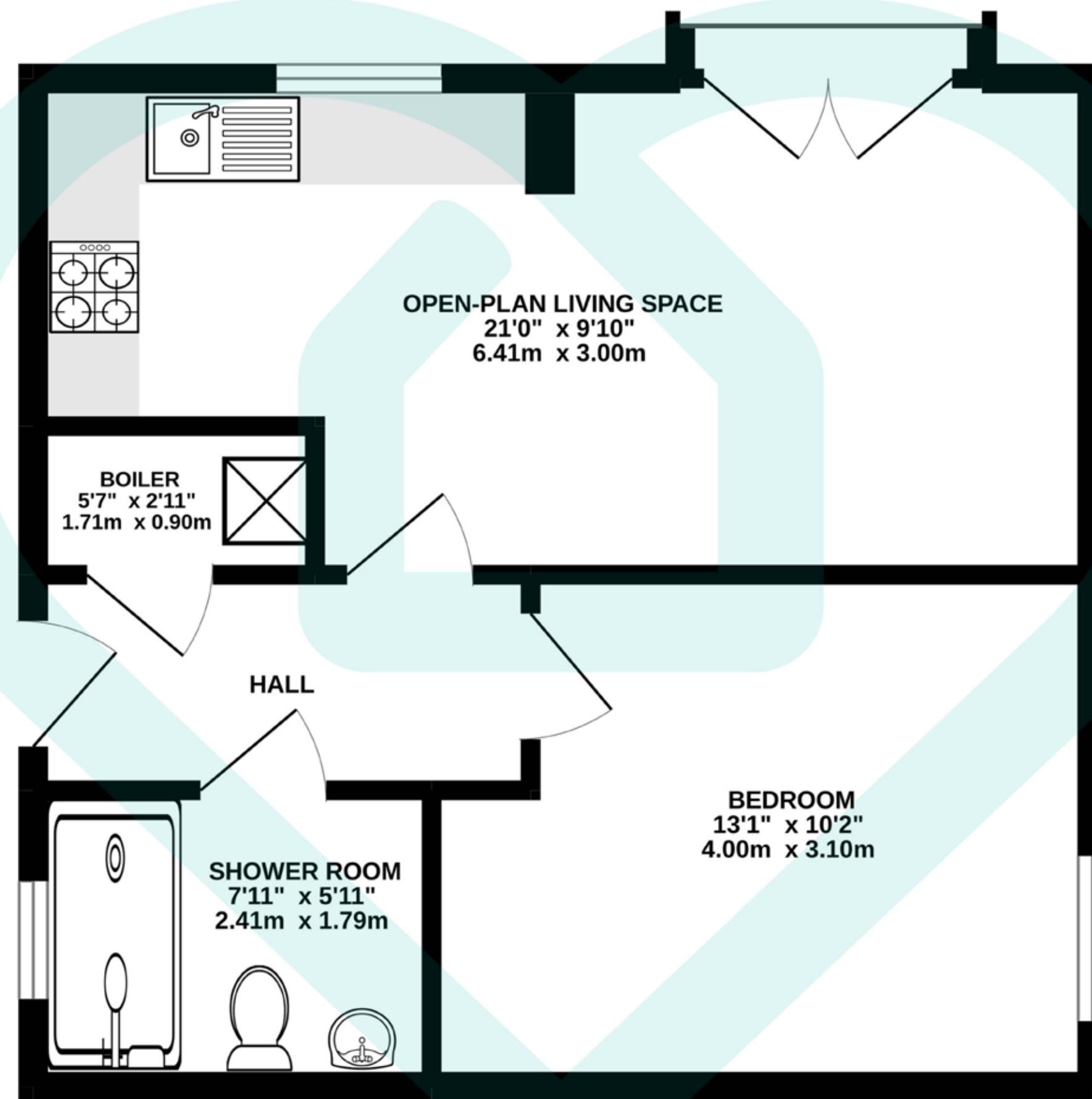
Step inside your new home.

You enter City Towers through a hallway with handy storage and boiler access. To your right is a practical wet room, generously sized with sleek tiling and a handy shelf for storing toiletries. At the end of the hall, you will find the bedroom. This is a generous double with enviable space for storage, decorated in tasteful neutrals. Finishing the floorplan is the longopen-plan living space, comprised of a modern lounge/dining area and a fitted kitchen. The kitchen features smart worktops and cupboard space with contemporary appliances and a lovely window view. The remainder of the room can easily accommodate a range of furniture and entertainments, with a Juliet balcony perfect for opening on a warm day. Something that really sets City Towers apart, however, is the communal roof terrace, accessible via the lift. This is a superb space for relaxing in the sunshine of having friends round. City Towers is being sold with a tenant in place, making this a fantastic but-to-let investment.









TOTAL FLOOR AREA : 425 sq.ft. (39.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



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