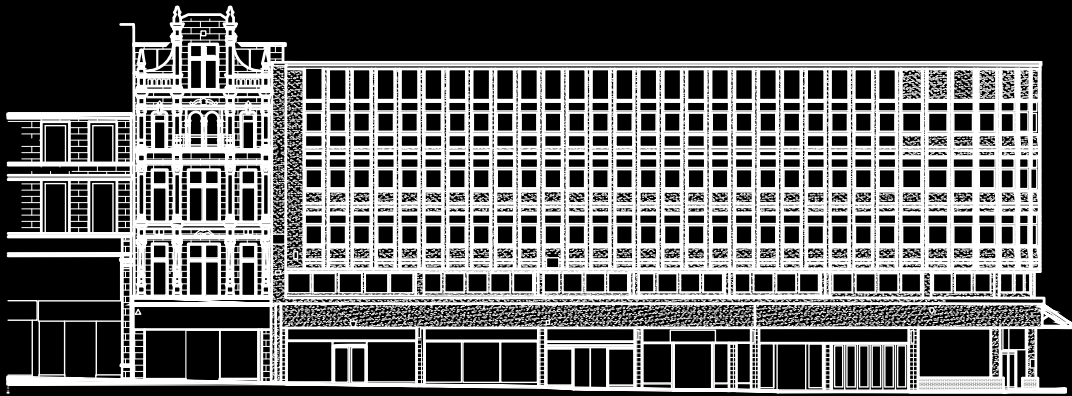


PROSPERITY
DEVELOPMENTS



FARGATE HOUSE

SHEFFIELD

2-18 FARGATE, SHEFFIELD S1 2HE

FARGATE HOUSE

SHEFFIELD



FARGATE HOUSE

CITY STYLE DESTINATION LIVING

QUALITY AS STANDARD



Apartments
29



One Bed From
£152,995



Two Beds From
£209,995



Completion 2024
Q4



OVERVIEW

- Address: 2-18 Fargate, Sheffield S1 2HE
- Apartment Sizes: 37m² - 62m²
- Two Staircases
- Parking: No
- Planning Consent: Full detailed planning approved
- Developer/Contractor: ALB Group
- Service Charge: 1 bed £900 (estimated)
- Ground Rent: Zero

LEGALS

- Lease Terms: 999 years
- Freeholder: Prosperity Developments
- Warranties: Property will have the benefit of warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone
- Legals: Feldon Dunsmore Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ
- Client Legals: ARCH LAW T: 0333 242 3976
E: martin.mcqueen@arch.law W: www.arch.law

FLOORING

- Anti-slip vinyl flooring
- Contemporary carpeting

KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, washer dryer and fridge freezer as per kitchen supplier's proposals

BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail

FARGATE HOUSE

SHEFFIELD



FARGATE HOUSE



OPPORTUNITY LIVES HERE

Fargate House is the perfect place to start your journey on the property ladder.

The property occupies a prominent position where High Street, Church Street and Fargate meet, opposite the Cathedral Tram Stop, which leads directly to the city centre and primary retail market area.

Fargate House also benefits directly from The Future High Street Fund with £15.8m of investment to be delivered by March 2024, introducing more local amenities, co-working spaces, and better public realm.

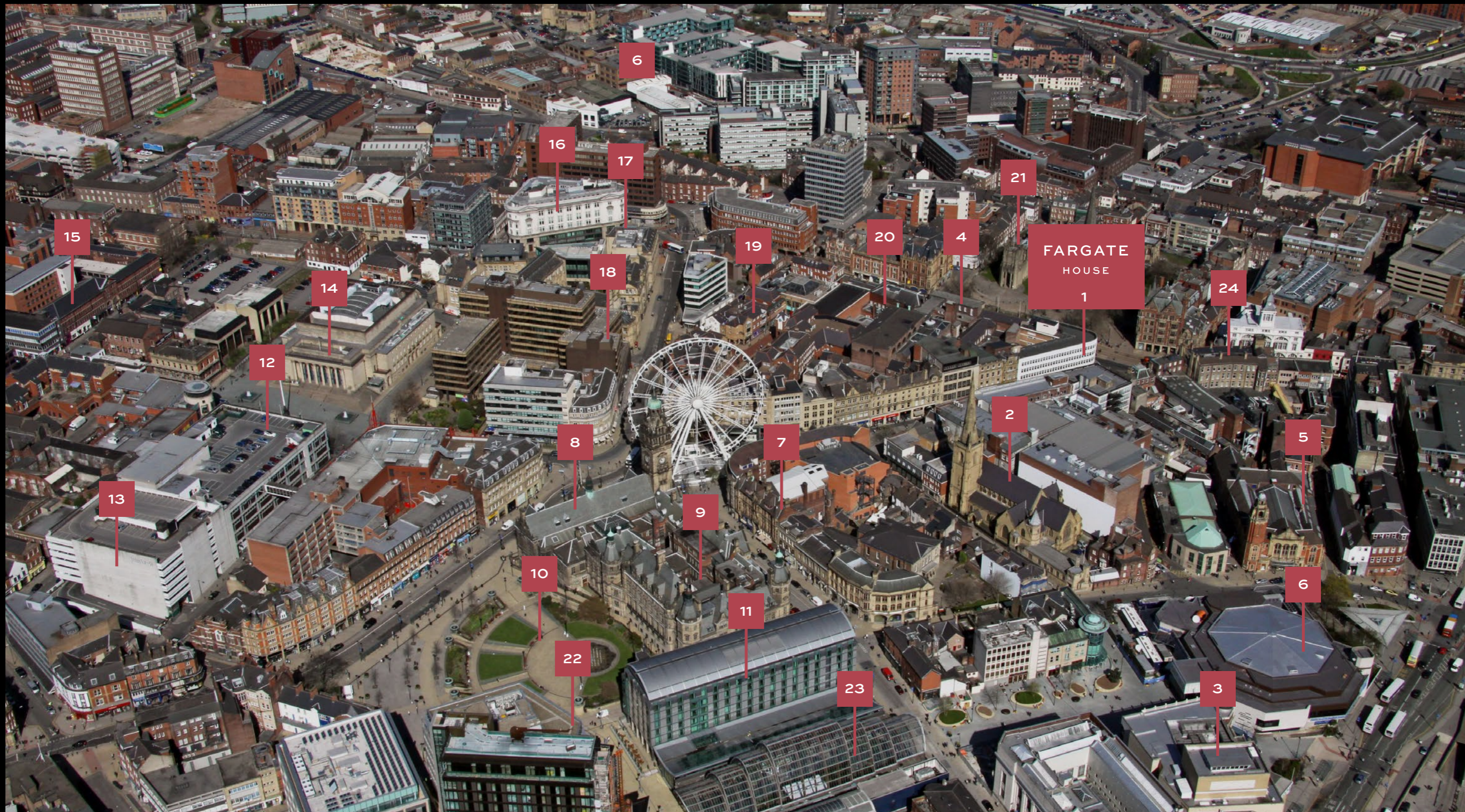


As one of the largest cities in the UK with the country's sixth youngest population, Sheffield is a great place to invest, live or visit. The UK's greenest city, where nature and culture intertwine, Sheffield is a vibrant and cosmopolitan location from which you can thrive.

A desirable place to invest, Sheffield has experienced the highest residential price growth in Yorkshire, and one of the highest in the UK. High rental and sales values are underpinned by a strong jobs market, universities and a young graduate population.

With a population of 1,570,000 people, the city and local area has a great pool of talent for all types of business from world leading specialist manufacturers and multi national retailers and distributors and with over 7,000 projected for the city centre alone in 2030.

The M1 links Sheffield with London to the south and Leeds to the north; the M18 links the city with Doncaster, Doncaster Sheffield Airport and the Humber ports. The Midland Main Line is the major railway through Sheffield, providing routes to the capital and London St Pancras station, the terminus of the Eurostar services to Europe.



FARGATE KEY ESSENTIALS

- | | | |
|------------------------------|---------------------------------------|---|
| 1 Fargate House Development | 9 Sheffield Town Hall | 17 City Hall Tram Stop |
| 2 St Marie's Cathedral | 10 Peace Gardens | 18 Leopold Hotel Sheffield |
| 3 Crucible Theatre | 11 St Paul's Hotel & Spa | 19 Orchard Square Shopping |
| 4 Cathedral Tram Stop | 12 Chap Fountains\ | 20 Cutlers' Hall Conference Centre |
| 5 Victoria Hall Events Venue | 13 John Lewis Department Store | 21 Sheffield Cathedral |
| 6 Sheffield Theatres | 14 Sheffield City Hall | 22 Millennium Square Tourist Attraction |
| 7 The Montgomery Theatre | 15 The Circle Conference Centre | 23 Winter Garden Tourist Attraction |
| 8 Sheffield City Council | 16 Steel City House Conference Centre | 24 McDonalds |



FARGATE HOUSE

Invest with us



PROSPERITY
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