



Spencer.

8, The Waterhouse, City Centre, S1 2HJ

Buy —

this fabulous two double bedroom apartment  
within this stunning building in the heart of  
Sheffield City centre

— from *Spencer.*

- Two bedrooms
- Popular building and location
- Third floor apartment
- Open plan kitchen living
- Integrated appliances
- No onward chain
- Well presented
- Original features
- Grade II listed building
- EPC rating E

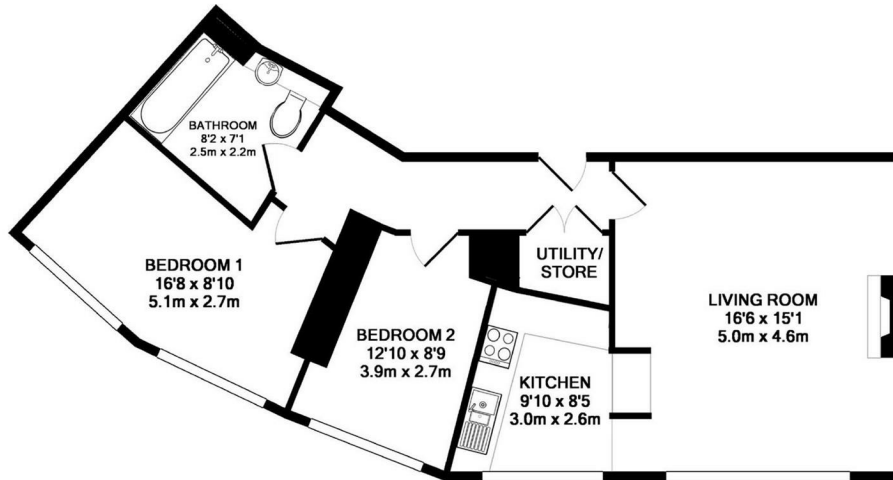


Offers Around

**£160,000**



# Floorplan



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing: Via the Agents  
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