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Atlantic One, 2 Radford Street, Sheffield,  
S3 7AD

**BELVOIR!**

OIRO £116,000



### Key Features

- > One Bedroom Spacious Apartment
- > Lift access and Secure Intercom Entry
- > EWS1 Compliant
- > Ideal Investment or First Home
- > VACANT POSSESSION
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to offer to the market this MODERN SPACIOUS ONE BEDROOM apartment with open plan living space, one double bedroom and bathroom plus separate W.C. with Vacant possession and NO CHAIN. Located close to Sheffield City Centre and within walking distance to the hospitals and universities.

Situated on the FIFTH FLOOR with lift access to all floors and SECURE INTERCOM ENTRY SYSTEM. Ideal for first time buyers or Investors with a potential rental income of £700-£750 PCM!

**EWS1 COMPLIANT!**



The apartment which is located at the end of the fifth-floor corridor, with a high degree of privacy, consists of entrance hallway with door leading to separate W.C. room with sink and also storage cupboard housing water cylinder and washing machine. There is a spacious open plan living room / kitchen area with built in oven and hob with extractor over. The double bedroom has a door leading into the en-suite bathroom with a 4-piece suite consisting of bath, separate enclosed shower, sink and W.C.

The property has electric heating, double glazing and is neutrally decorated throughout. There is a secure internal intercom system and lift access within the building and well-maintained communal areas.

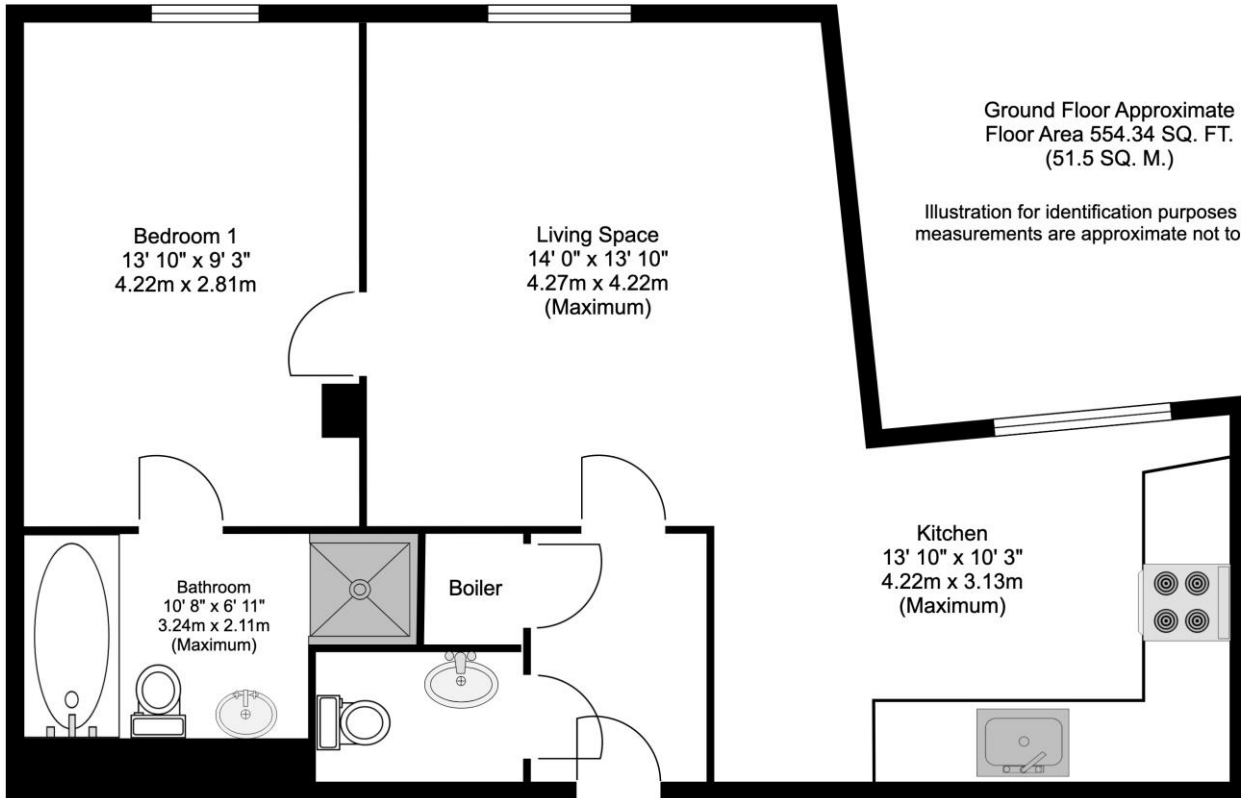
Located within close proximity of Sheffield City Centre and in walking distance to the universities and hospitals with great transport links including the Sheffield SuperTram network.

### Additional Information

\*Remaining Lease 234 years \*Ground Rent £263 Per annum - reviewed every 5 years and is RPI linked \*Service Charge £375 Per quarter \*Council Tax Band B \*As advised by Vendors

### Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

**BELVOIR!**

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