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Q4, 185 Upper Allen Street, Sheffield, S3 7GT

OIRO £70,000

**BELVOIR!**



Belvoir are delighted to offer this superb City Centre THIRD FLOOR studio apartment located in the popular residential apartment block Q4.

This flat would be perfect for an INVESTOR looking to expand their portfolio with a tenant in situ paying £580 PCM until 3rd June 2024.

A modern and contemporary, ONE BEDROOM third floor studio apartment located in the well managed Q4 apartment block. Q4 is located within a short walk of the University of Sheffield, the City Centre and West Street with a fantastic range of city centre amenities on the doorstep as well as the Supertram network, making this a popular long term choice for tenants!

Offered subject to an existing tenancy and INCLUDES FURNITURE.

Briefly comprising; double bedroom, modern bathroom with shower and OPEN PLAN living space.

Book a viewing today with our Sales Team on 0114 252 5215.





## Open Plan Kitchen/Living Area

Modern kitchen with eye catching red floor and wall base units with contrasting worksurfaces above. Integrated appliances include a black electric single oven with ceramic hob above and concealed extractor unit, as well as integrated fridge and freezer. The area benefits from under cupboard lighting as well as recessed spotlighting above and a continuation of the high quality walnut effect laminate flooring, with the living area benefiting from large windows giving a bright and airy feel.

## Bedroom

Spacious bedroom that is accessed via sliding mirrored doors off the main hallway and benefits from a run of fitted wardrobe units across one side that house the water heater and washing machine.

## Bathroom

Luxury bathroom that is fully tiled throughout with attractive mosaic feature tile and features walk in shower enclosure with power shower and glass screen, pedestal wash basin and WC. The room benefits from a wall mounted mirror and inbuilt storage shelves as well as a heated towel rail.

## Location

Located in a modern apartment block on the outskirts of Sheffield City Centre, this property is ideally located within walking distance of the City Centre, the inner ring road, Shalesmoor tram stop and bars, restaurants and shops on West Street and the fashionable Devonshire Quarter. The University of Sheffield is within walking distance making it an attractive investment for buyers wanting to rent to students or young professionals. The property is offered with no onward chain.

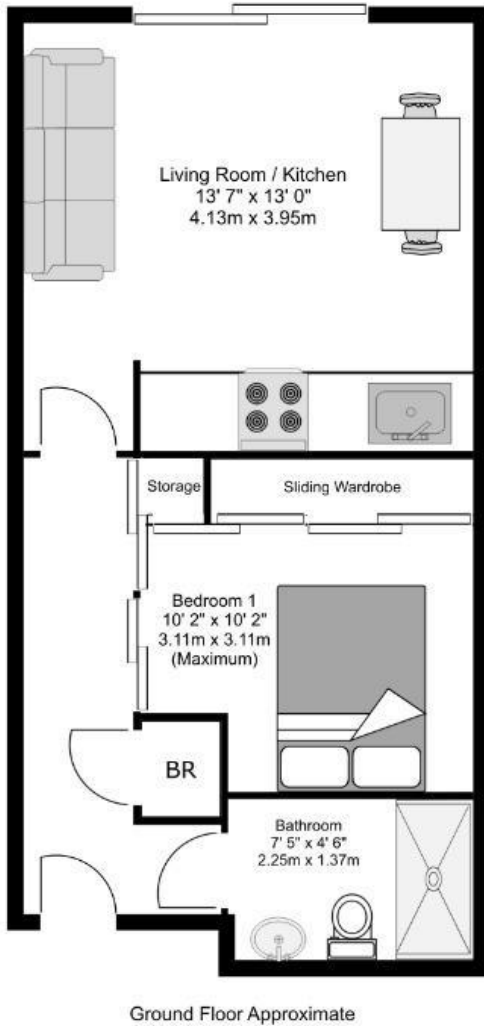
## Additional Information

• Current Rent: £580.00 pcm • Tenant in Situ • Tenure: Leasehold • Lease until: 2126 • Service Charge: £808.00 per annum • Ground Rent: £300.00 per annum (increasing to £600 in 2030 then reviewed every 10 years thereafter) • Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>) \*Advised by Vendor

## 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...

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

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0114 252 5215