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Bishops Lodge, 4 Rockingham Lane, City Centre, Sheffield, S1 4FZ

**BELVOIR!**

OIRO £155,000



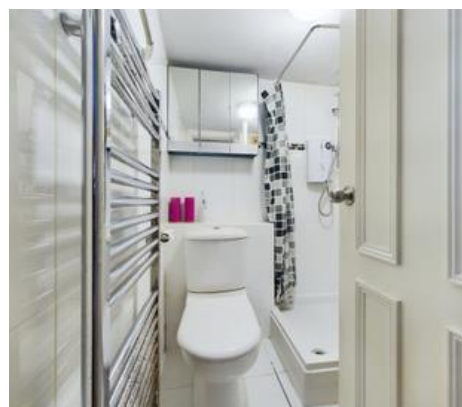
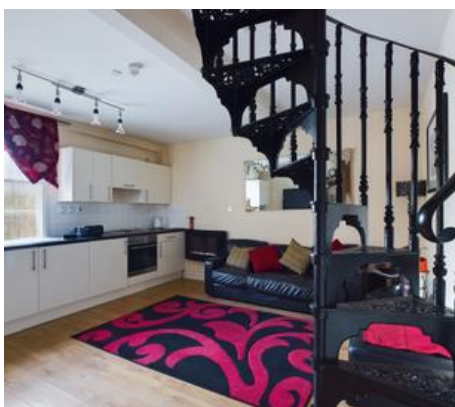
### Key Features

- > 2 Bedroom Duplex Apartment
  - > Vacant Possession
  - > No Chain
  - > Mezanine Bedroom
  - > Spiral Staircase
- > Ideal Investment or First Time Buy
- > Tenure: Leasehold
- > EPC rating E

Belvoir Sheffield are pleased to offer to the market this TWO BEDROOM FIRST FLOOR apartment with VACANT POSSESSION located in the heart of Sheffield City Centre.

Bishops Lodge is a listed building which boasts beautiful features with high ceilings, spiral staircase, and large arch windows.

Ideal for first time buyers or Investors alike with potential rental income of £975 per month.



**Hallway:** Spacious with laminate flooring

**Kitchen/Living area:** Well proportioned and spacious kitchen / living area offering a range of modern wall and base units, integrated oven and hob with extract over. There is an electric fire, laminate flooring and a unique spiral staircase to access the upstairs mezzanine bedroom.

**Bedroom One:** Large double bedroom with stunning large Arch shaped feature windows and carpets to floor.

**Shower Room:** With enclosed shower unit, sink and W.C, towel rail and tiles to walls and floor.

**Bedroom Two:** Accessed via the spiral staircase is the second large bedroom with two windows letting in lots of natural light and carpet to floor.

**En Suite Shower Room:** En-suite shower room accessed from the second bedroom including enclosed shower, W.C. and sink.

**Outside:** To the exterior there is a shared communal courtyard.

**Location:** Bishops Lodge is located just off West Street in the heart of the city, with access to all amenities, bars, restaurants and has fantastic transport links and is within walking distance to universities and hospitals.

**Additional Information:** \*Lease expiry 2208 \*Ground Rent £300 Per annum increasing to £450 in January 2034 \*Service Charge £1120 per annum \*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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