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Porterbrook 2, 3 Pomona Street,
Sheffield, S11 8JG

BELVOIR!

OIRO £100,000



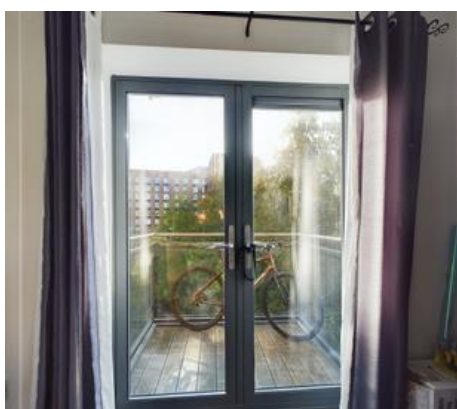
Key Features

- > One Bedroom Apartment
 - > Third Floor
- > Tenant in Situ paying £675 per month
 - > Cash offers only
 - > Great Location
 - > EPC Rating B
- > Tenure: Leasehold

Belvoir Sheffield are pleased to bring to the market this one bedroom third floor apartment sold with a tenant in situ.

Located in a highly sought after location just off Ecclesall Road close to hospitals and universities.

There is no chain and is available for cash offers only at present.

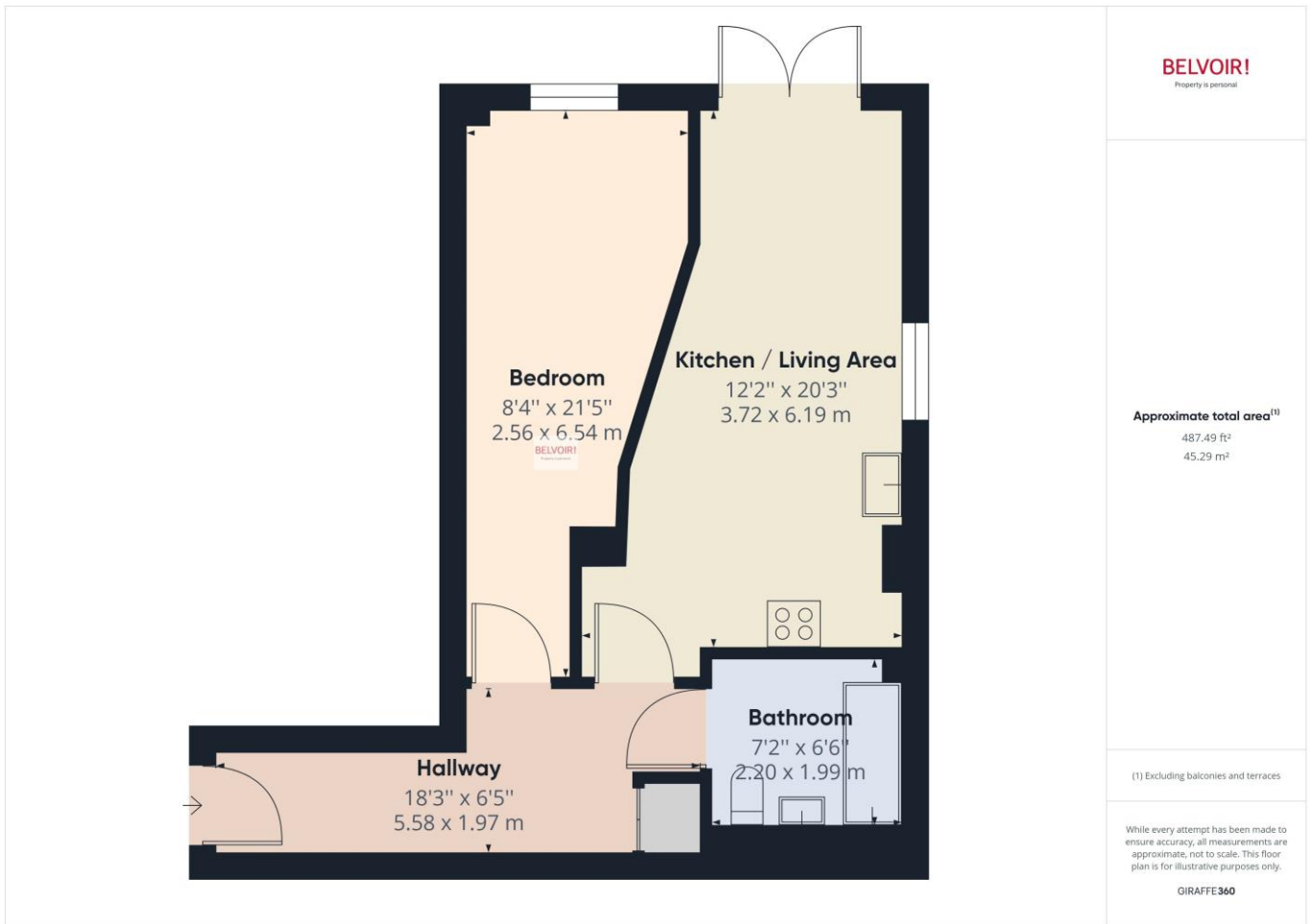


A great opportunity has arisen to own this third-floor apartment, located in this extremely well placed residential development next to Ecclesall Road with its abundance of trendy shops, cafes, restaurants and wine bars. The apartment is open plan in nature with a contemporary bathroom and double bedroom as well as decked balcony. It makes an ideal investment purchase due to its fantastic location near both universities. All furniture can be included.

The apartment in brief comprises of entrance hallway with secure intercom handset and space for storage of shoes/coats, a good size open plan kitchen / living room area with balcony access. The kitchen has a range of modern base and wall units with integrated oven and hob with extract over, dishwasher and fridge. There is a double bedroom and also a spacious bathroom containing bath with shower over, Wash basin, W.C. and towel radiator.

Additional Information: *There is a tenant in situ paying £675 per month in contract until August 2024 so can only be sold to investors at this time *Service Charge £2,400 Per annum *Ground Rent £150 Per annum *Lease until 01/06/2208 *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!

www.belvoir.co.uk/offices/sheffield

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