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Kelham Works, 4 Alma Street, Kelham Island, Sheffield, S3 8SA

BELVOIR!

OIRO £62,000



CASH OFFERS ONLY 9.5% NET YIELD! OFFERED FOR SALE WITH A TENANT IN SITU IS THIS MODERN STUDIO APARTMENT. LOCATED IN THE POPULAR KELHAM ISLAND AREA WITH ITS WIDE RANGE OF BARS, RESTAURANTS, INDEPENDENT SHOPS AND BEING WITHIN EASY REACH OF THE CITY CENTRES WIDE AMENITIES AND THE SHEFFIELD TRAM SERVICES.

THE APARTMENT HAS THE BENEFIT OF DOUBLE GLAZING, AND ELECTRIC HEATERS. AND MOST BILLS ARE INCLUDED IN THE SERVICE CHARGES THESE INCLUDE BUILDINGS INSURANCE, INTERNET, AND WATER RATES.



WITH THE MODERN ACCOMODATION BRIEFLY COMPRISING ENTRANCE HALLWAY, SHOWER ROOM, KITCHEN/LIVING/SLEEPING AREA.

THIS PROPERTY WOULD APPEAL TO INVESTORS, STUDENTS, FIRST TIME BUYERS AND COUPLES.



Entrance Hallway: Having a external entrance door, wall mounted electric heater and wall mounted telephone intercom system.

Shower Room: Having a hidden flush WC, wash hand basin, walk in shower cubicle with a power shower with rain head over, part tiling to the walls, tiled flooring, extractor fan, electric shaver point and a wall mounted electric towel radiator.

Kitchen Area: Separate by a half wall from the Living/Sleeping Area is the Kitchen, which has a modern range of wall and base units with complimentary worktops, with a inset sink with side drainer, electric hob with extractor fan over, electric oven, integral fridge and a laminate floor covering.

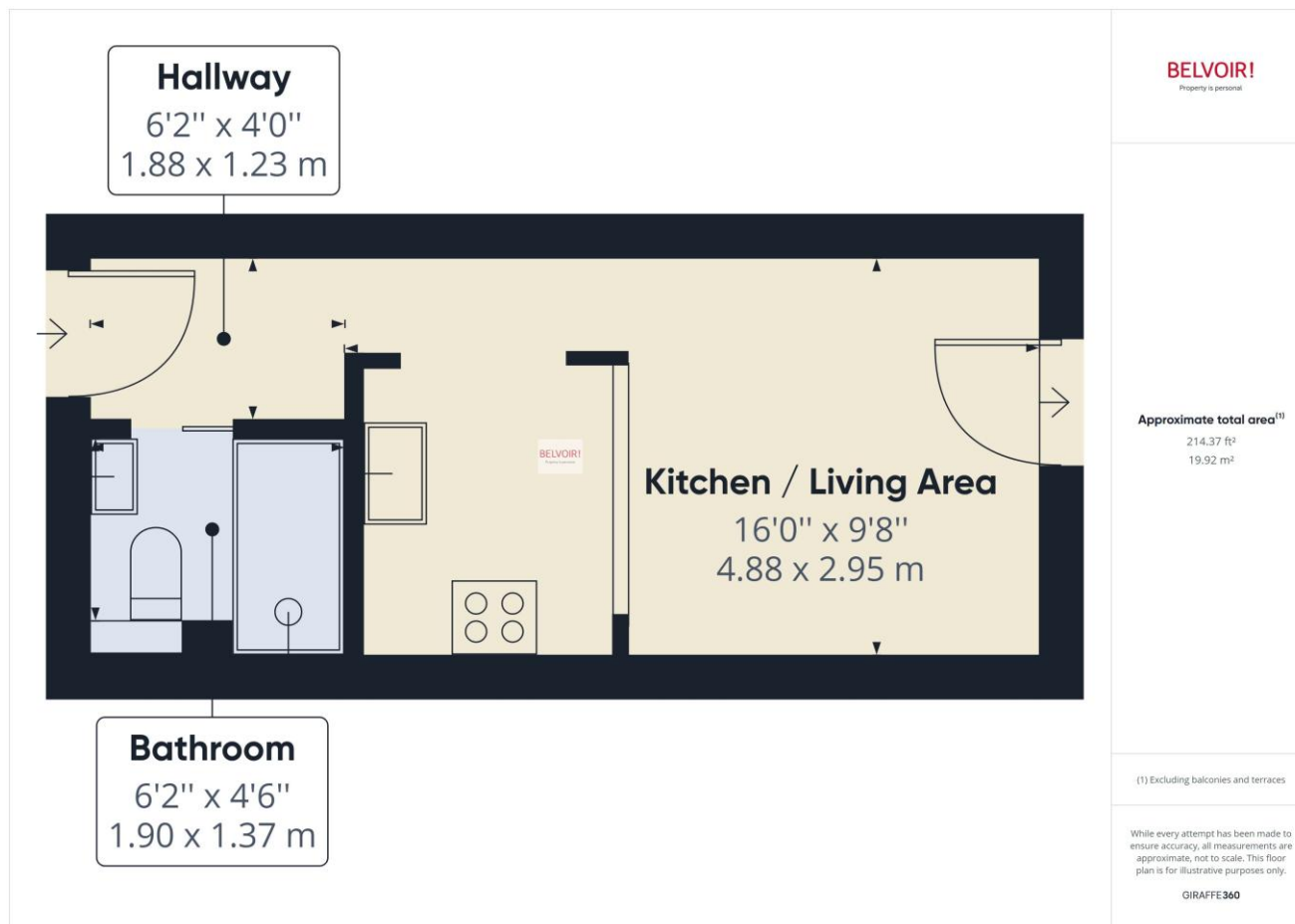
Living/Sleeping Area: Having a door and window with a glass Juliet Balcony, wall mounted electric heater, TV aerial point and Internet point.



Additional Information: *Lease end date 1/1/2212 *Service Charge £2,180 Per annum which includes all bills including Buildings Insurance, Water Rates and Internet. Annual Ground Rent £329.00. Tenant in situ currently paying £700.00 per calendar month on a monthly rolling contract so can be served notice should a buyer wish to live in *Council Tax Band A *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.



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