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Coode House, 7 Millsands, Sheffield,
S3 8NR

BELVOIR!

OIRO £135,000



Key Features

- > 2 Bedroom 7th Floor Apartment
 - > En-Suite Bathroom
- > Large Balcony with view of the river
 - > Fully furnished
- > Ideal investment or first home
- > Potential rent of approx £950+ per month
 - > Tenure: Leasehold
 - > EPC rating B

Belvoir Sheffield are pleased to offer to the market this MODERN fully furnished TWO BEDROOM TWO BATHROOM apartment with VACANT POSSESSION located in Sheffield City Centre.

Situated on the SEVENTH FLOOR with lift access to all floors. Ideal for first time buyers or Investors alike with potential rental income of £950+ per month.

EWS1 COMPLIANT.



The apartment in brief comprises of hallway with intercom and a large cupboard housing water cylinder and washing machine. A spacious living area with sliding patio doors accessing the large balcony with views of the river. The modern kitchen area has a range of wall and base units, integrated double oven, hob and extract fan with fridge freezer and dishwasher also included in the sale. There are two double bedrooms one having an en-suite bathroom containing enclosed shower, W.C. and sink. The family bathroom consists of bath with shower over, wash basin, W.C. and towel radiator.

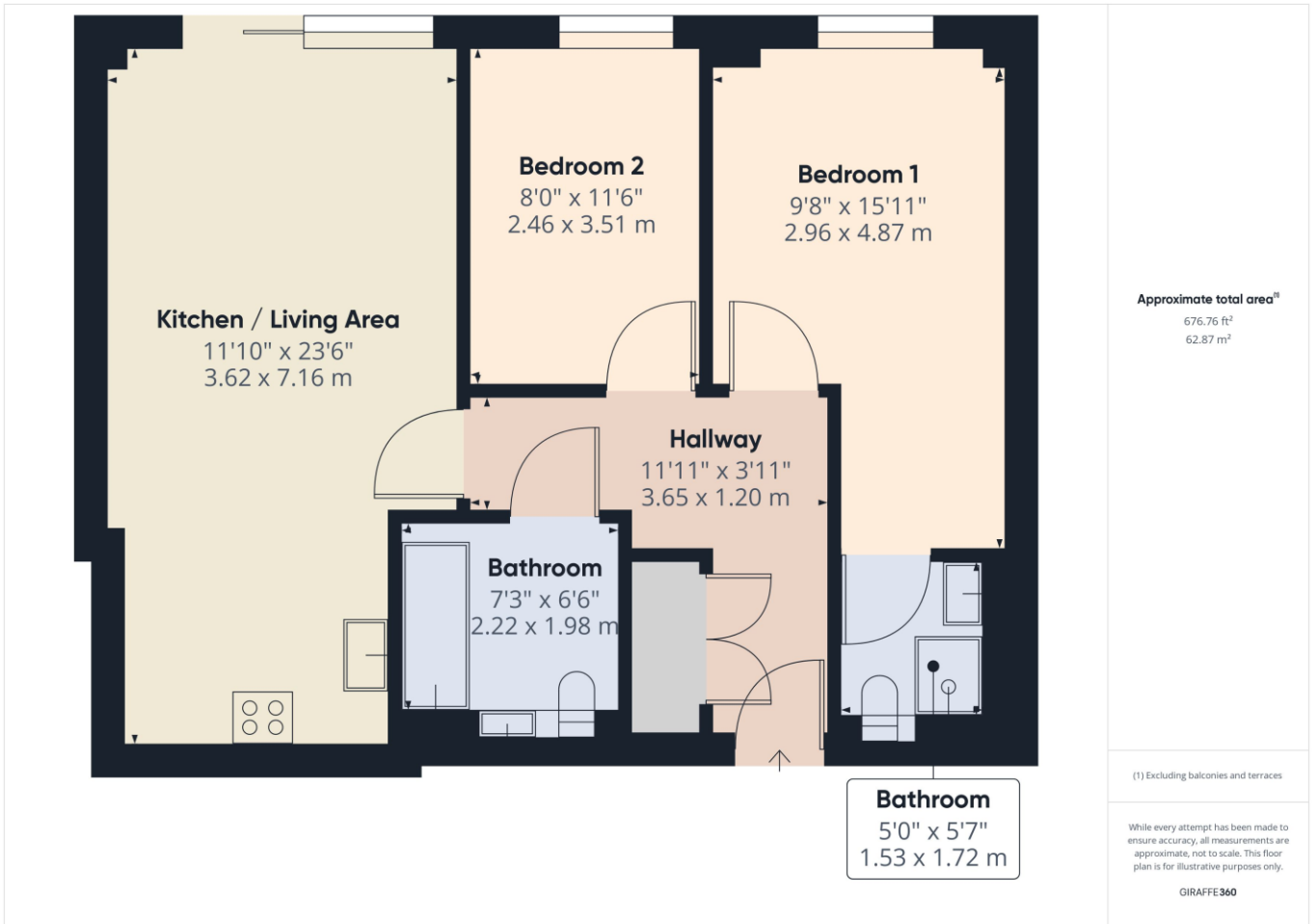
The property has electric heating, double glazing, is neutrally decorated throughout and comes with all the furniture included within the sale.

There is lift access within the building and well-maintained communal areas.

Located in Sheffield City Centre in walking distance to universities, hospitals and Kelham Island with great transport links and access to all amenities.

Additional Information: *Remaining Lease 109 years *Ground Rent £200 Per annum *Ground Rent Terms: Fixed *Service Charge £2148 per annum *Council Tax Band C *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...

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