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Wharncliffe House, 44 Bank Street, City Centre, Sheffield, S1 2DS

**BELVOIR!**

OIRO £115,000



### Key Features

- > Tenant in situ paying £850 per month
  - > Investment property
  - > Recently refurbished
  - > City Centre Location
  - > Two Double Bedrooms
    - > Sold Furnished
- > EWS1 approved with B1 rating
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this superb recently refurbished two-bedroom City Centre apartment in a converted period building. Sold with Tenant in Situ paying £850 per month until February 2025. EWS1 available with B1 rating.

Do you want a unique and characterful addition to your investment portfolio? Located just minutes walk from the Cathedral Quarter, this two-bedroom conversion in Wharnccliffe House occupies a superb position near to the city centre and provides an ideal investment opportunity.

The interior of the apartment is modern and contemporary with two double bedrooms, luxury bathroom and open plan kitchen/living room. All fixtures, fittings and white goods are included within the sale.



**Location:** The property occupies a superb location on Bank Street and is minutes walk away from the Cathedral District within Sheffield city centre and fantastic road and public transport links, as well as the nearby shops, bars and restaurants present on Fargate and in Leopold Square.

**Communal Entrance:** Entrance is via a secure side door with keypad entry and lift access to all floors.

**Open Plan Kitchen/Living Room:** Modern and contemporary open plan living space that benefits from large, dual aspect windows that flood light into the property and clear, zoned areas for cooking, dining and relaxing. The kitchen is comprised of a range of wall and floor mounted gloss white units with contrasting laminate effect worktops above. Integrated appliances include a stainless steel electric oven with concealed extractor unit and glass splashback and stainless steel sink and mixer tap. The room benefits from high quality laminate to the kitchen area and carpeting throughout and wall mounted electric panel heaters.

**Bedroom One:** Double bedroom with the benefit of fitted mirrored wardrobe and large windows that make the room bright and airy. Full carpeting throughout and wall mounted electric panel heater.

**Bedroom Two:** Further double bedroom with large freestanding mirrored wardrobe. Full carpeting throughout.

**Bathroom:** Contemporary bathroom suite consisting of modern bath with fully tiled shower area, mixer shower and glass screen, pedestal wash basin and WC. Heated towel rail and beech effect laminate flooring.

**Additional Information:** • Current Rent: £850.00 pcm • Tenancy until: 10/02/2025 • Tenure: Leasehold • Service Charge: £2856 per annum approx. • Ground Rent: £445.20 per annum • Lease until: 2139 • Council Tax Band: B (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Central Heating: Electric \*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.



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Contact us today to arrange a viewing...

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