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Royal Plaza, 2 Westfield Terrace, City Centre, Sheffield, S1 4GG

**BELVOIR!**

Guide price £170,000-£180,000



### Key Features

- > Two Large Double Bedrooms
  - > Allocated Parking
- > En Suite to Master Bedroom
  - > Large Living/Dining Area
- > Fifth Floor with Views of City
  - > Chain Free
  - > Tenure: Leasehold
  - > EPC rating B

**\*\*Guide Price £170,000 - £180,000\*\*CASH OFFERS ONLY\*\***

Belvoir Sheffield are pleased to bring to the market this stunning TWO BEDROOM two-bathroom fifth floor apartment with **ALLOCATED PARKING** located in the heart of the Sheffield City centre.

Ideal first time buyer purchase or investment buy with tenant in situ paying £1100 per month.



The property briefly comprises of:- Hallway with intercom and storage cupboard housing the water cylinder, a beautiful large and spacious living/dining area with patio doors leading to a balcony with stunning views of the city. Kitchen area with a range of wall and base units and integrated fridge freezer, washing machine, oven, hob and extract fan. There are 2 very good size double bedrooms with the main bedroom having an en-suite shower room consisting of enclosed shower, sink and W.C. The large family bathroom has a 3-piece suite consisting of bath with shower over, W.C and sink. All the furniture is included within the sale.

Located in Royal Plaza on West Street in the heart of Sheffield city centre with access to a range of amenities and many bars, restaurants and great nightlife on the doorstep. In walking distance to the universities and Hospitals and fantastic transport links.

Tenant in situ paying £1100 per month in contract until 30<sup>th</sup> November 2024 – can be served notice should buyer want to reside in property.

**Additional Information:** \*Remaining Lease 975 years \*Ground Rent £100 Per annum \*Service Charge £4200 per annum - this is inflated this year due to remedial works for the Building Safety Works costs \*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.

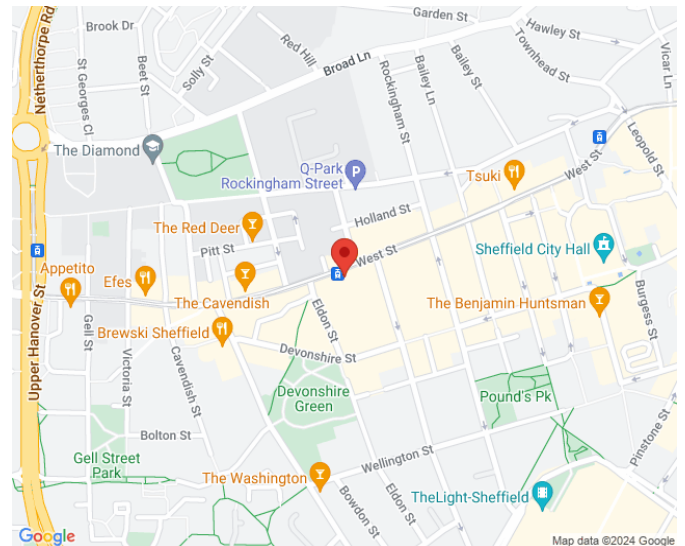


Approximate total area<sup>(1)</sup>  
 748.82 ft<sup>2</sup>  
 69.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Contact us today to arrange a viewing...

# BELVOIR!

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