



2  0  2 

West Point, 58 West Street, City Centre,
Sheffield, S1 4EZ

BELVOIR!

OIRO £145,000



Key Features

- > Two Bedroom Apartment
- > En Suite to Master Bedroom
 - > Fourth Floor
- > Vacant Possession and No Chain
 - > EWS1 Compliant
 - > City Centre Location
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this two-bedroom two-bathroom fourth floor City Centre apartment.

The apartment in brief comprises of large living/dining area with patio door and Juliet balcony, kitchen area, two double bedrooms, family bathroom and en-suite shower room.

Located in the heart of Sheffield City Centre in walking distance to universities and hospitals with great transport links and access to all amenities.

Ideal for first time buyers or investors alike with potential rental income of £1000 per month. *EWS1 compliant*



Entrance Hallway: Having an entrance door, wood laminate flooring, electric wall mounted heater, cylinder storage cupboard and a small storage cupboard.

Living/Dining Area: Having a floor to ceiling window and single door which opens onto to a Juliet balcony, wood laminate flooring, TV aerial point and a wall mounted electric heater.

Kitchen: Having a range of wall and base units with an inset sink, electric hob with extractor fan over, electric oven, integral washing machine, and free standing fridge freezer.

Bedroom One: Having a floor to ceiling window, carpet flooring and a wall mounted electric heater.

En-Suite: With a three-piece suite which comprises a shower cubicle with an electric shower, hidden flush WC, wash hand basin, shaver point, extractor fan and a wall mounted electric towel radiator.

Bedroom Two: Having a front facing window, with carpet flooring and having a wall mounted electric heater.

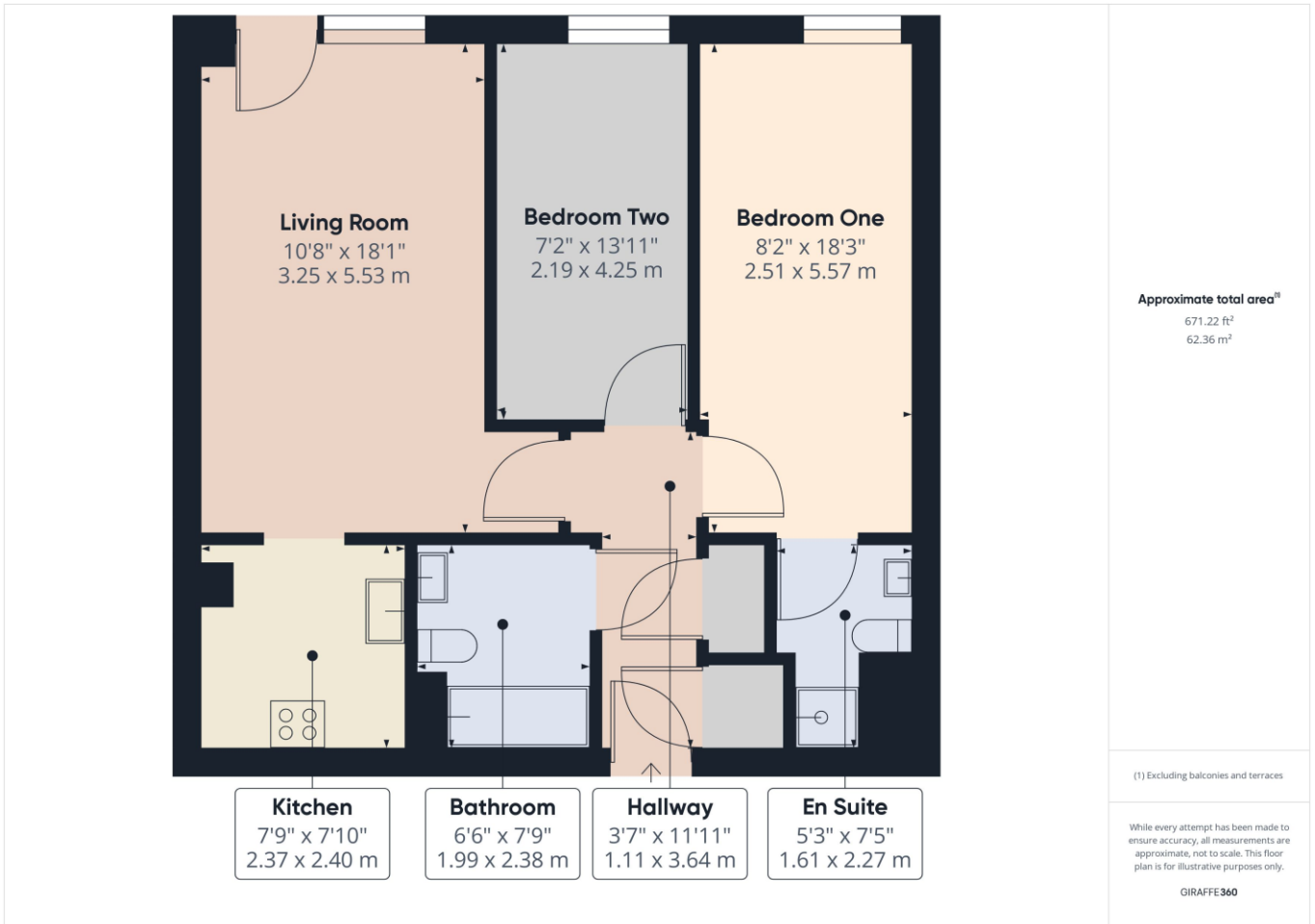
Bathroom: Having a white three-piece suite which comprises a panelled bath, hidden flush WC, wash hand basin, tiled flooring, part tiled walls, extractor fan, electric shaver point and a wall mounted electric towel radiator.

Additional Information

*Lease end date 1/1/2155 *Service Charge £1,520 Per annum. Annual Ground Rent £150.00. *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...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215