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Philadelphia House, 6 Cross Bedford Street,
Sheffield, S6 3BS

BELVOIR!

Offers in Excess of £120,000



Key Features

- > Allocated Parking Space
- > EWS1 in place with B1 Rating
 - > 2 Bedroom Apartment
 - > Third Floor
 - > Close to City Centre
- > Ideal Home or Investment
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this spacious two-bedroom third floor apartment located on the edge of Kelham Island.

The property comes with allocated parking and no chain and would be ideal for a range of buyers from first time buyers, downsizers, or Investors with potential rental income of £850 PCM.

There is a EWS1 Certificate in place with B1 rating.



The property has a secure intercom system to gain access and the accommodation briefly comprises of spacious hallway with storage cupboard, large spacious open plan living / kitchen area. The kitchen area has a range of wall and base units with integrated electric oven and hob with extractor fan and integrated dishwasher. The living area has carpets to the floor, is neutrally decorated and has patio doors to a Juliet Balcony. There is a storage cupboard in the corner housing the water cylinder. There are 2 double bedrooms and a family bathroom comprising of three-piece suite with shower over bath. The property comes with 1 allocated parking space.

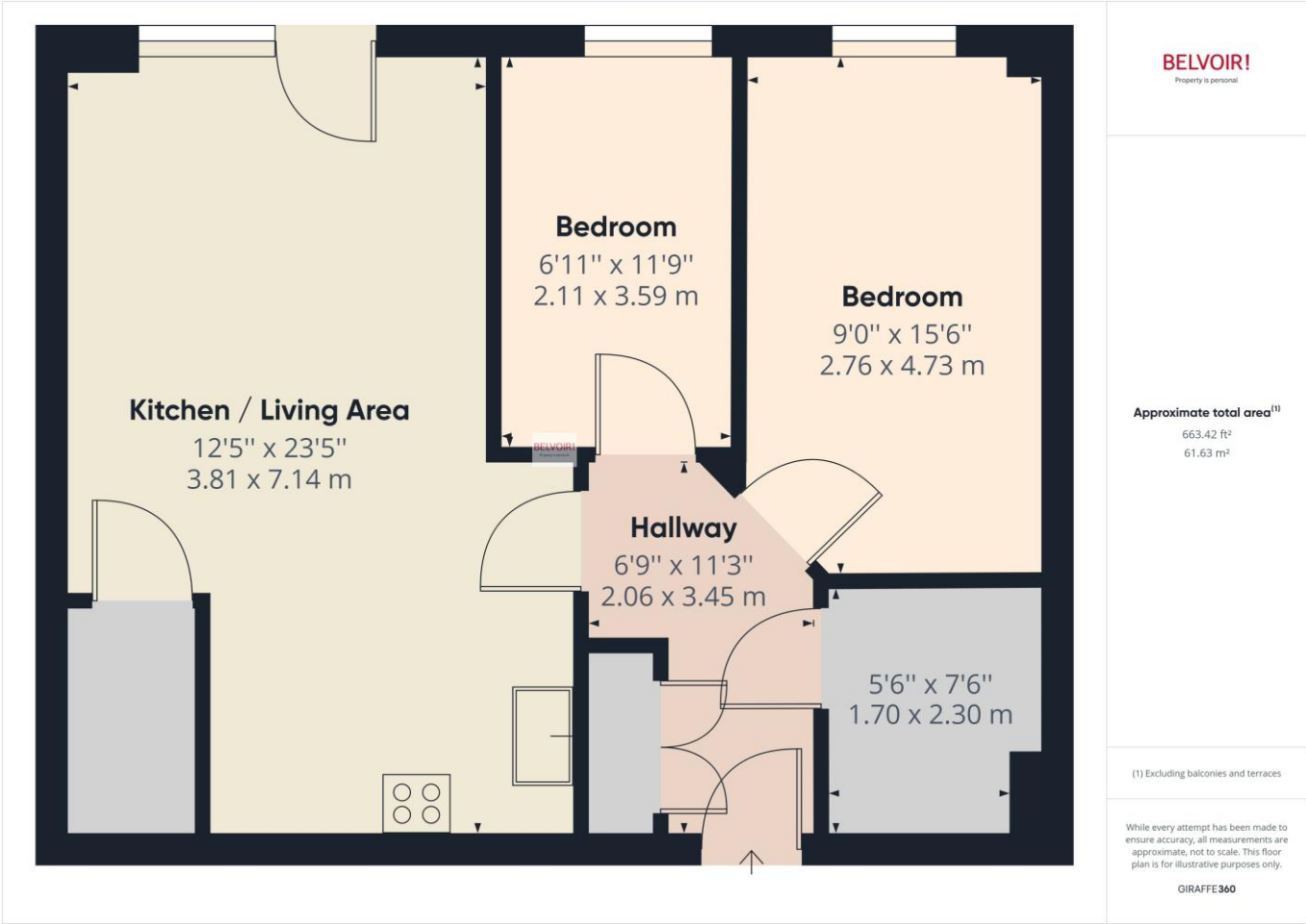
Located in Upperthorpe very close to Sheffield City centre, close to all amenities with the universities. schools and shops all within walking distance and has great transport links in and around the city.

Additional Information

*Lease expiry date 31/12/2256 *Service Charge £1332 and Ground Rent is £175 per annum. Increases to £350 in 2032. Increases in line with Schedule 8 of the lease which is a stepped increase of £175.00 every 25 years. *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.



Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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