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Anchor Point, 323 Bramhall Lane, City  
Centre, Sheffield, S2 4RQ

**BELVOIR!**

OIRO £135,000



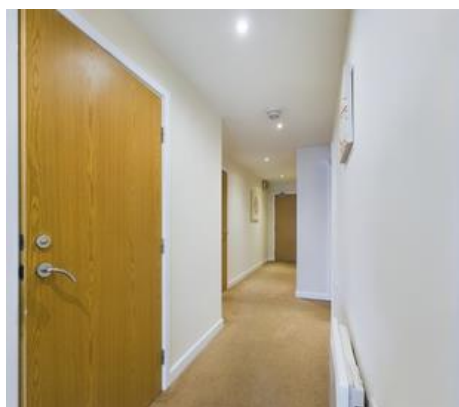
### Key Features

- > ALLOCATED PARKING
- > Vacant Possession & No Chain
  - > 2 Bedroom Apartment
  - > En-Suite Shower Room
  - > Spacious
  - > Popular Location
  - > Tenure: Leasehold
  - > EPC rating B

Belvoir Sheffield are pleased to offer to the market this SPACIOUS TWO BEDROOM apartment with VACANT POSSESSION and NO CHAIN located in Sheffield City Centre with ALLOCATED PARKING.

Situated on the SECOND FLOOR with lift access to all floors.

Ideal for first time buyers or Investors alike with potential rental income of £900+ per month.



The apartment in brief comprises of hallway with intercom receiver and large storage cupboard housing water cylinder, large spacious living/dining area with floor to ceiling window, separate good size kitchen with a range of stylish wall and base units with integrated oven and hob with extract over, washer and fridge freezer. There are 2 spacious double bedrooms with one having access to the en-suite shower room with enclosed shower, W.C. and sink. The family bathroom consists of bath with mixer shower over, wash basin, W.C. and towel radiator. The apartment comes with allocated parking included with the sale and has vacant possession.

The property has electric heating, double glazing and is neutrally decorated throughout.

Located in Sheffield City Centre right next to Sheffield United Football Ground and is in walking distance to universities and hospitals with great transport links and access to all amenities.

**Additional Information:** \*Remaining Lease 232 years \*Ground Rent £200 Per annum \*Service Charge approximately £3464 per annum \*Council Tax Band B \*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.



# BELVOIR!

Contact us today to arrange a viewing...

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