



1  1  1 

Broughton House, 50 West Street, City Centre, Sheffield, S1 4EX

**BELVOIR!**

OIRO £79,995



Belvoir are pleased to offer this this beautiful modern first floor ONE BEDROOM apartment located within Broughton House on the popular location of West Street.

The apartment is an ideal INVESTMENT opportunity with current rental income of £800 PCM.

**\*CASH OFFERS ONLY\***

### Location

Broughton House is located right in the centre of Sheffield with a plethora of bars, clubs, restaurants and shops on the doorstep, making it a superb rental investment or first step on the ladder. The development benefits from excellent transport links with the Supertram on the doorstep and all local amenities within walking distance.

### Open Plan Kitchen/Living Area

Spacious and modern open plan living space with defined areas for cooking and relaxing. The kitchen runs along the side of the room with a range of wall and floor mounted base units, electric oven and hob. The room is modern and bright with large windows to the far end and high quality flooring throughout. Wall mounted electric panel heater.

### Bedroom

Spacious double bedroom with large, double-glazed window. Electric wall panel heater fitted wardrobe and a carpet to the floor.

### Bathroom

Spacious modern bathroom with 3-piece suite comprising of bath with shower over, wash hand basin, toilet and tiles to the floor and ceiling





### Important Note

There is no EWS1 in place for this property therefore is deemed unsuitable for mortgage purposes at present. We therefore can only accept CASH OFFERS ONLY.

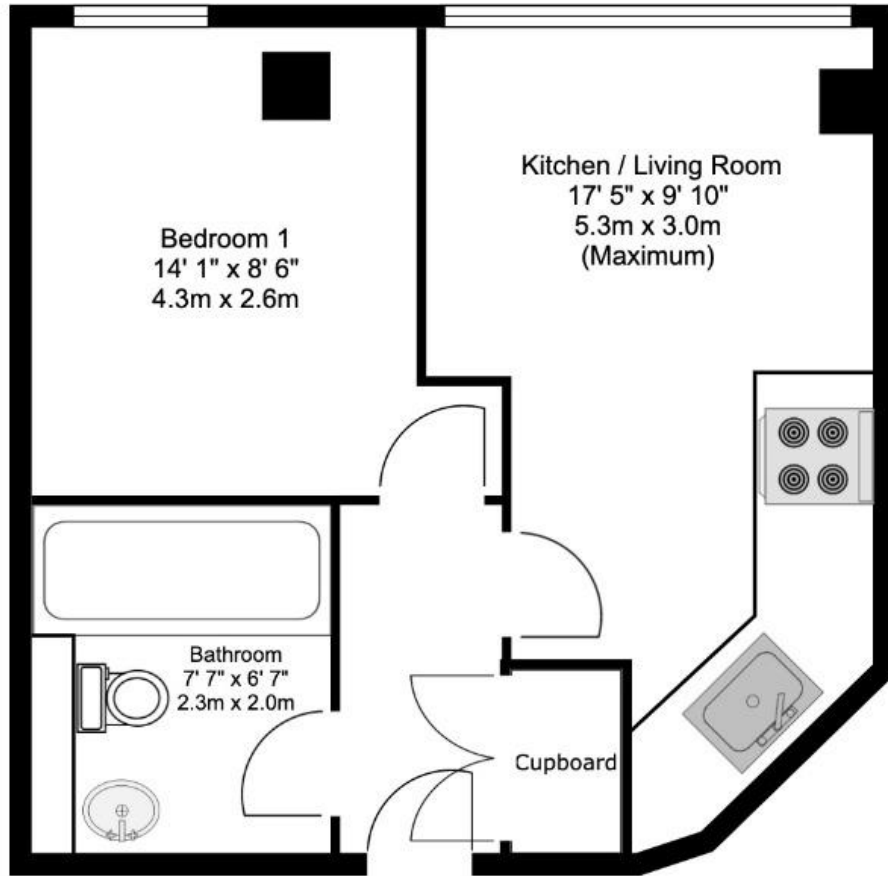
### Additional Information

Additional Information • Rental income: £800 pcm • Tenant in contract until 16/001/2025 • Tenure: Leasehold • Lease: 150 years from 1 June 2005 • Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Service Charge: £2058 per annum • Ground Rent: £150 per annum • Central Heating: Electric • Glazing: Double \*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.



Ground Floor Approximate  
Floor Area 376.7 SQ. FT.  
( 35 SQ. M.)



Contact us today to arrange a viewing...

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

# BELVOIR!

0114 252 5215