



Studio  **1**  **1** 

White Croft Works, 69 Furnace Hill, City Centre, Sheffield, S3 7AH

BELVOIR!

OIRO £75,000

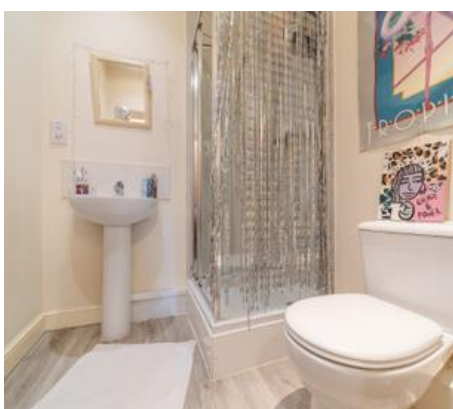
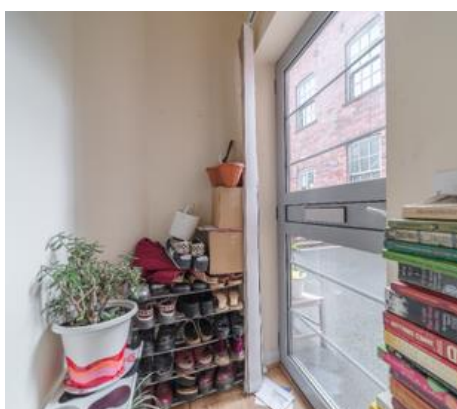


Key Features

- > Spacious studio apartment
- > Available for owner occupiers or investors
- > Great investment opportunity
 - > Popular location
 - > Ground Floor
 - > EPC: C
- > Tenure: Leasehold

Belvoir Sheffield are pleased to bring to the market this wonderful ground floor studio apartment in this warehouse conversion.

Offered either with vacant possession or with a tenant in situ with annual income of £7020.



Great city centre location close to shops, bars and restaurants, the property always rents out well so would make a great investment or first home.

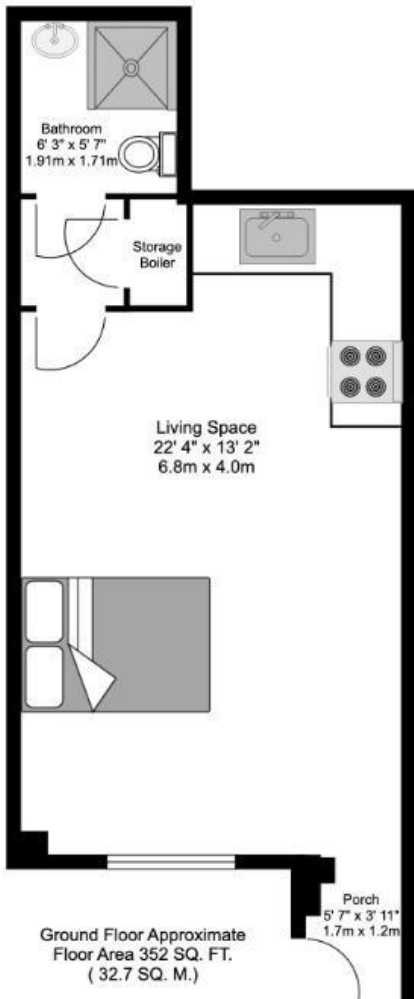
The property is fully furnished and features a modern fitted kitchen with integrated appliances, the studio has a separate bathroom and benefits from a spacious pleasant, gated courtyard which have security gates.

Additional information

Leasehold: 108 years remaining. Service charge including insurance contribution £1017 and ground rent: £300 pa. Tenant in situ on a monthly periodic contract paying £585 per month – can be served notice if buyer wants vacant possession.

Disclaimer & 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.



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