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Smithfield Apartments, 131 Rockingham St,
City Centre, Sheffield, S1 4EY

BELVOIR!

OIRO £132,500



Key Features

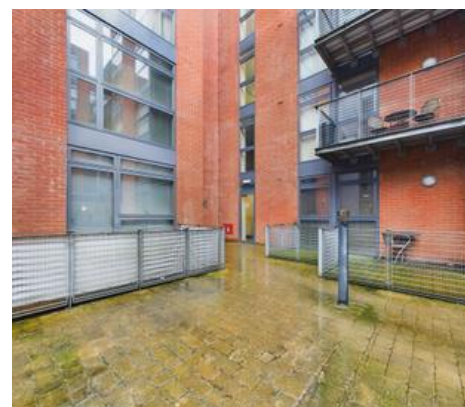
- > Two Bedroom Apartment
- > Allocated Parking
- > Third Floor
- > Ideal investment or first home
- > Tenant In situ paying £1105 per month
- > EPC Rating C
- > Tenure: Leasehold

EWS1 COMPLIANT

Belvoir Sheffield are pleased to offer to the market this MODERN TWO BEDROOM apartment located in the heart of Sheffield City Centre with ALLOCATED PARKING.

Situated on the THIRD FLOOR with lift access to all floors and SECURE INTERCOM ENTRY SYSTEM.

Ideal for first time buyers or Investors alike with current rental income of £1105 per month.

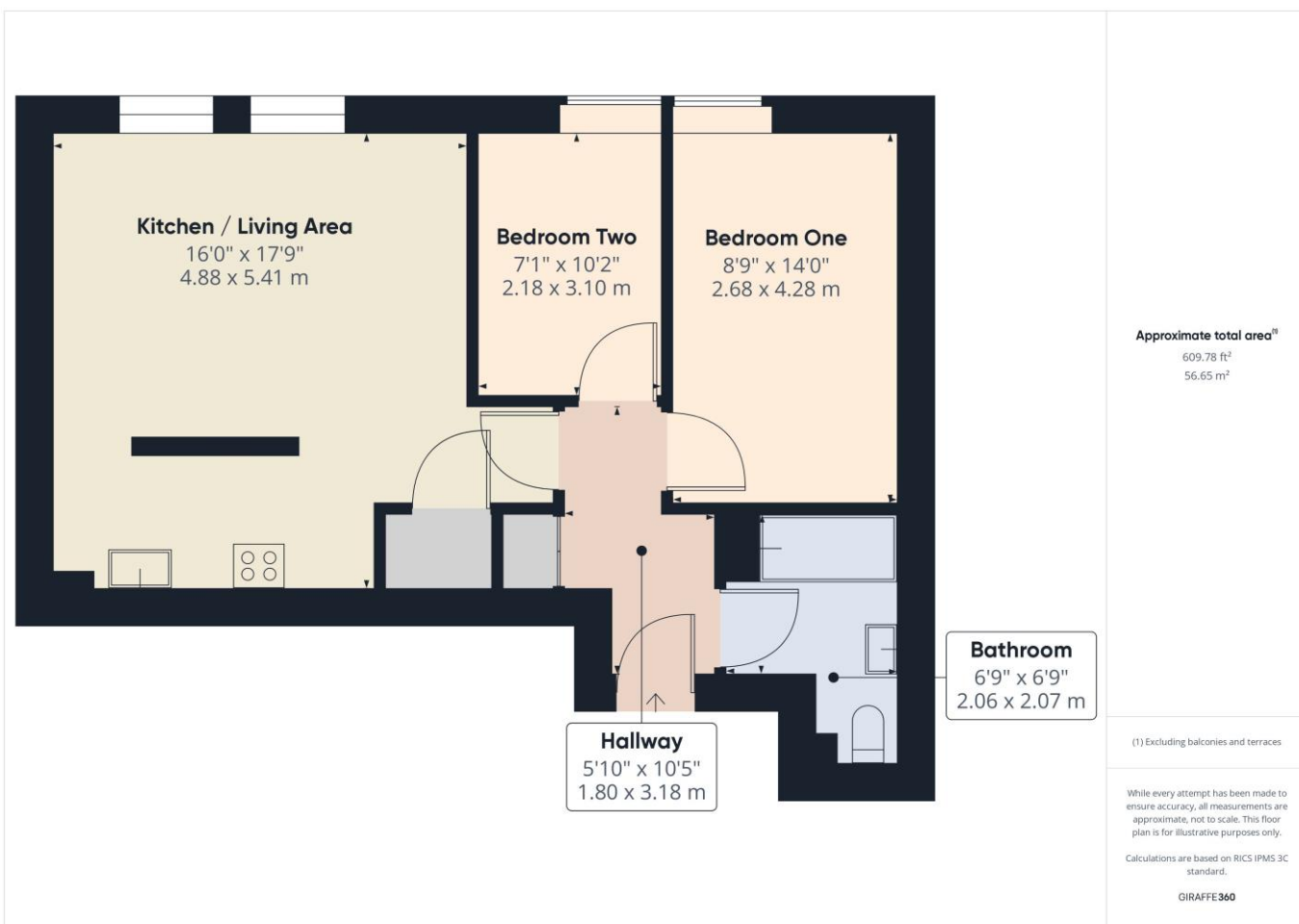


The apartment in brief comprises of hallway with intercom receiver, open plan living / kitchen area with laminate flooring and two floor to ceiling windows providing lots of natural light. There are a range of stylish wall and base units in the kitchen area with integrated oven and hob with extract over. The handy storage cupboard houses the water cylinder and washing machine. There are two double bedrooms and the bathroom consists of Bath with shower over, Wash basin, W.C. and towel radiator. The apartment comes with allocated under croft parking included with the sale.

The property has electric heating, double glazing and is neutrally decorated throughout. There is a secure internal intercom system and lift access within the building and well maintained communal areas. Located in the heart of Sheffield City Centre in walking distance to universities and hospitals with great transport links and access to all amenities. There is currently a tenant in situ paying £1105 in contract until end of August 2024 - can be bought with tenant in situ or vacant possession.

Additional Information: *Remaining Lease 131 years *Ground Rent £150 Per annum Ground Rent Terms: Doubles every 30 years *Service Charge £3868 for June 2024-Jun 2025 - this year included a reserve fund of £1086 per owner and there is an imminent change in management company so hopefully next year the annual figure will be lower although there is no guarantee of this *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.



Contact us today to arrange a viewing...

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