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Pinstone Chambers, 58 Pinstone Street,  
City Centre, Sheffield, S1 2HZ

**BELVOIR!**

OIRO £125,000



### Key Features

- > Beautiful Views of the Peace Gardens
- > One Bedroom Apartment
  - > Lift Access
  - > Vacant Possession
  - > First Floor
- > Stunning Grade II Listed Building
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this stunning one bedroom first floor apartment in a grade II Listed building located right in the heart of the city with beautiful views over the Peace Gardens.

Ideal for a first-time buyer or investor alike with potential rental income of £850-£900 per month.



The apartment in brief comprises entrance hallway with video intercom and storage cupboard housing the water cylinder, spacious open plan living / dining / kitchen area with stunning original windows with views of the Peace Gardens. The kitchen has a range of wall and base units with integrated fridge freezer, dishwasher, oven, hob and extract fan all included in the sale. There is a beautifully presented larger than average double bedroom and tastefully renovated family bathroom consisting of a bath with shower over, W.C., sink and modern towel rail.

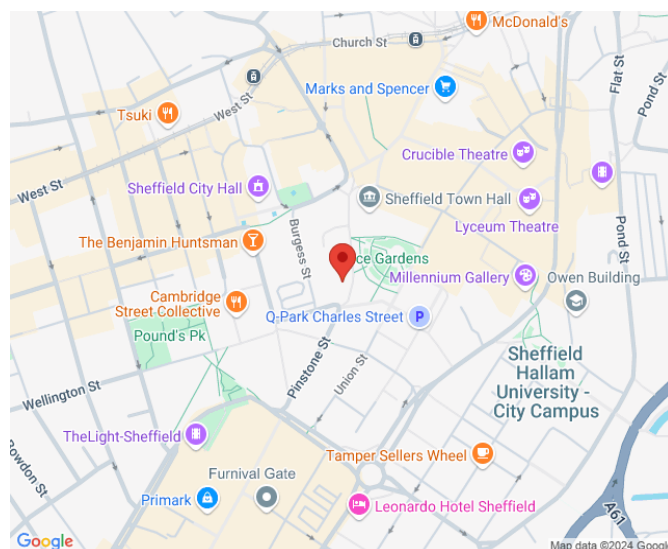
The property is perfectly located for all amenities, has fantastic transport links including Sheffield Train and Bus Stations and is within walking distance of the universities and hospitals. The property has vacant possession and no chain.

### Additional Information

\*Remaining on lease: 129 years \*Annual Ground Rent £150 \*Service Charge £2686 per annum \*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...

**BELVOIR!**

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