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AG1, 1 Furnival Street, City Centre,  
Sheffield, S1 4QS

**BELVOIR!**

OIRO £105,000



### Key Features

- > One Bedroom Apartment
- > Fourth Floor with Lift Access
- > Prime City Centre Location
- > Ideal First Home or Investment
- > Potential Net Yield of 7.3%
- > Vacant Possession and No Chain
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir are pleased to bring to the market this fourth floor one bedroom apartment located in a very popular area of Sheffield City Centre within walking distance to the universities and hospitals.

The property is available to first time buyers, home movers or investors and has a healthy potential net yield of 7.3%.

\*EWS1 Form available with B1 Rating making the property acceptable for mortgage purposes\*





The property in brief comprises of:-  
Entrance hall with storage cupboard housing water cylinder

Bathroom comprising of enclosed shower, W.C. and sink with tiled floor and partially tiled walls.

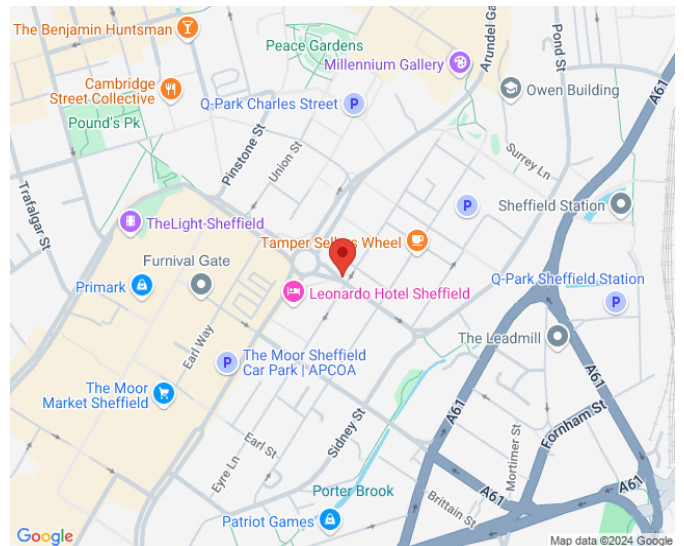
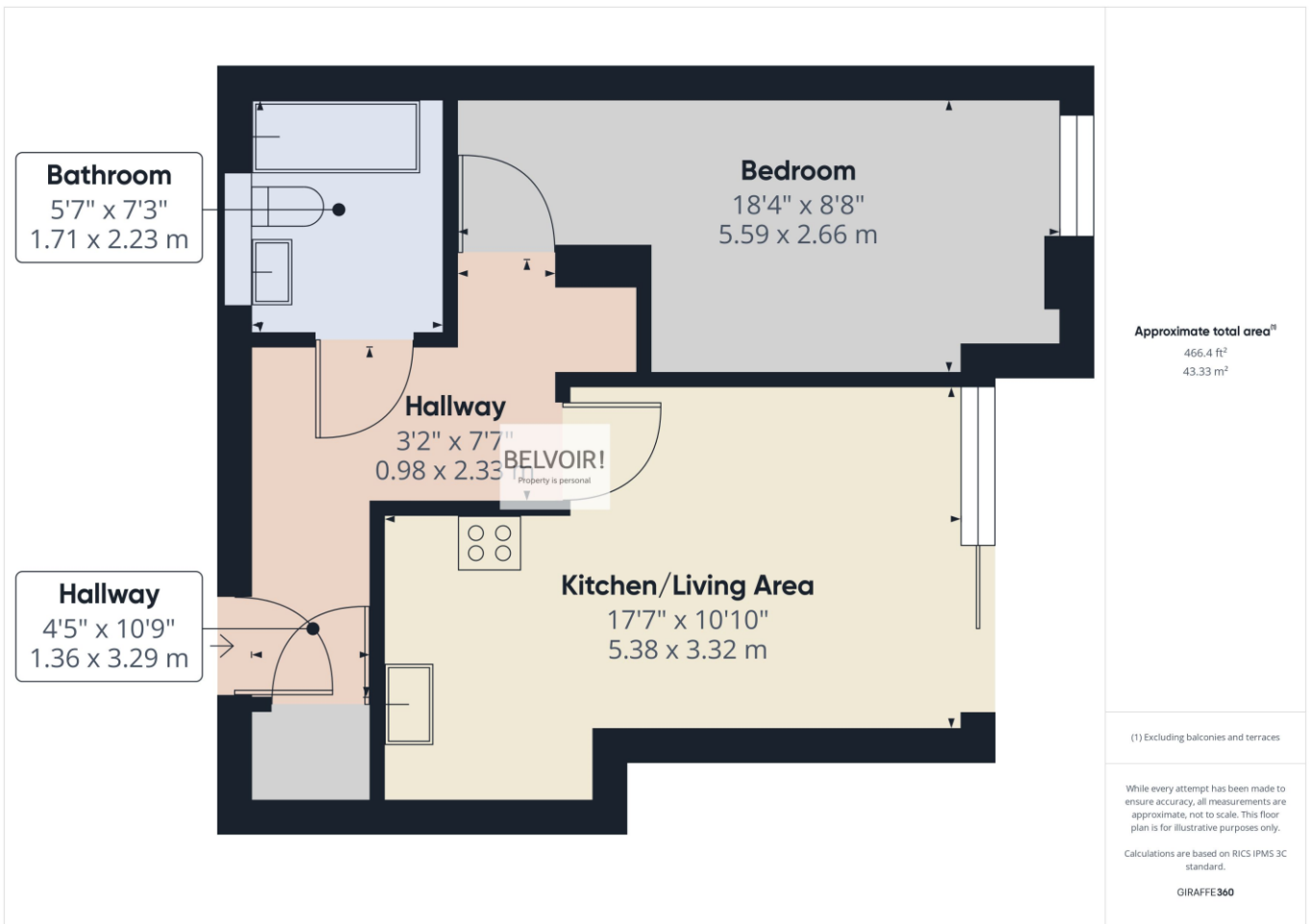
Open plan living / kitchen with a modern fitted kitchen with oven, hob, washing machine and fridge freezer included in the sale.

Double bedroom with carpet to floor and neutral decoration.

The property is perfectly located with Hallam University, Sheffield Train Station and an array of shops, bars and restaurants all within walking distance. With excellent transport links having the Supertram, bus and rail networks all close by. Heating is in the form of electric wall heaters and there is lift access in the block.

**Additional Information:** \*Lease end date 31/12/2204 \*Service Charge £1,747 Per annum \*Ground Rent £150 Per annum \*Will double to £300 per year on 25th anniversary of lease, i.e. 1st January 2031, and then subsequently double every following 25 years \*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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0114 252 5215