



2  1  1 

Queens House, 105 Queen Street, City Centre, Sheffield, S1 1AE

BELVOIR!

OIRO £140,000



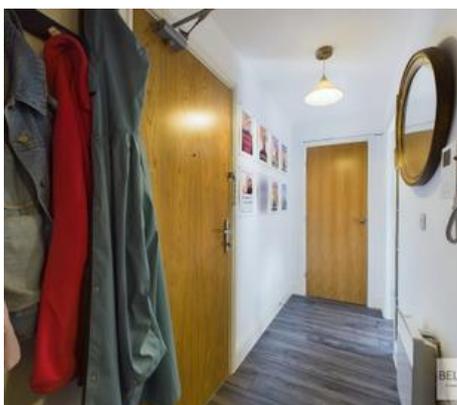
Key Features

- > Beautiful Two Bedroom Apartment
- > Fourth Floor
- > Potential 6.9% Net Yield
- > Lift Access
- > Prime City Centre Location
- > Ideal for a First Time Buyer or Investor
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to bring to the market this superb city centre **FOURTH FLOOR** apartment which would make a fantastic **FIRST HOME** or sound **INVESTMENT** with a potential net yield of 6.9%!

This beautifully presented two bedroom apartment is located just a minutes walk away from the **CATHEDRAL QUARTER** in the centre of Sheffield as well as less than 10 minutes walk from the **KELHAM ISLAND DISTRICT**!

The apartment boasts an **OPEN PLAN** layout with modern, fully fitted kitchen, open plan living areas with contemporary flooring, fully tiled bathroom and **TWO DOUBLE BEDROOMS!** *EWS1 available with B1 rating*



Hallway: Spacious hallway with intercom handset, space for storing coats and shoes and an extra-large storage cupboard housing the water cylinder.

Living / Kitchen Area: Beautifully presented with space for dining table and large window letting in lots of natural light. Range of wall and base units with integrated washer, dishwasher, fridge freezer, oven and hob included within the sale.

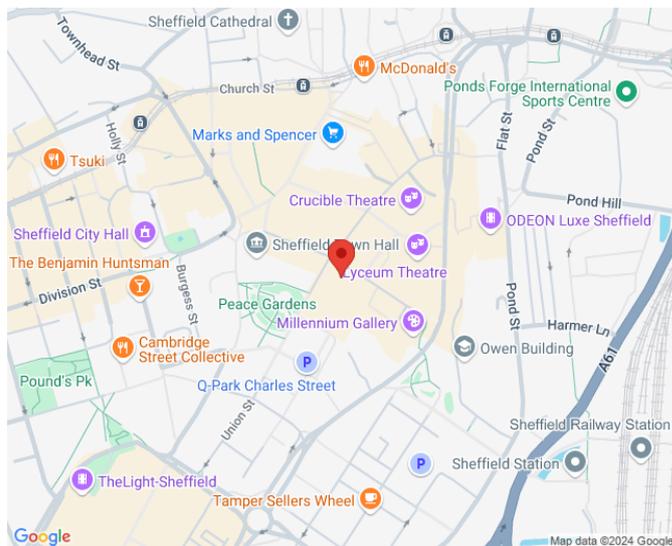
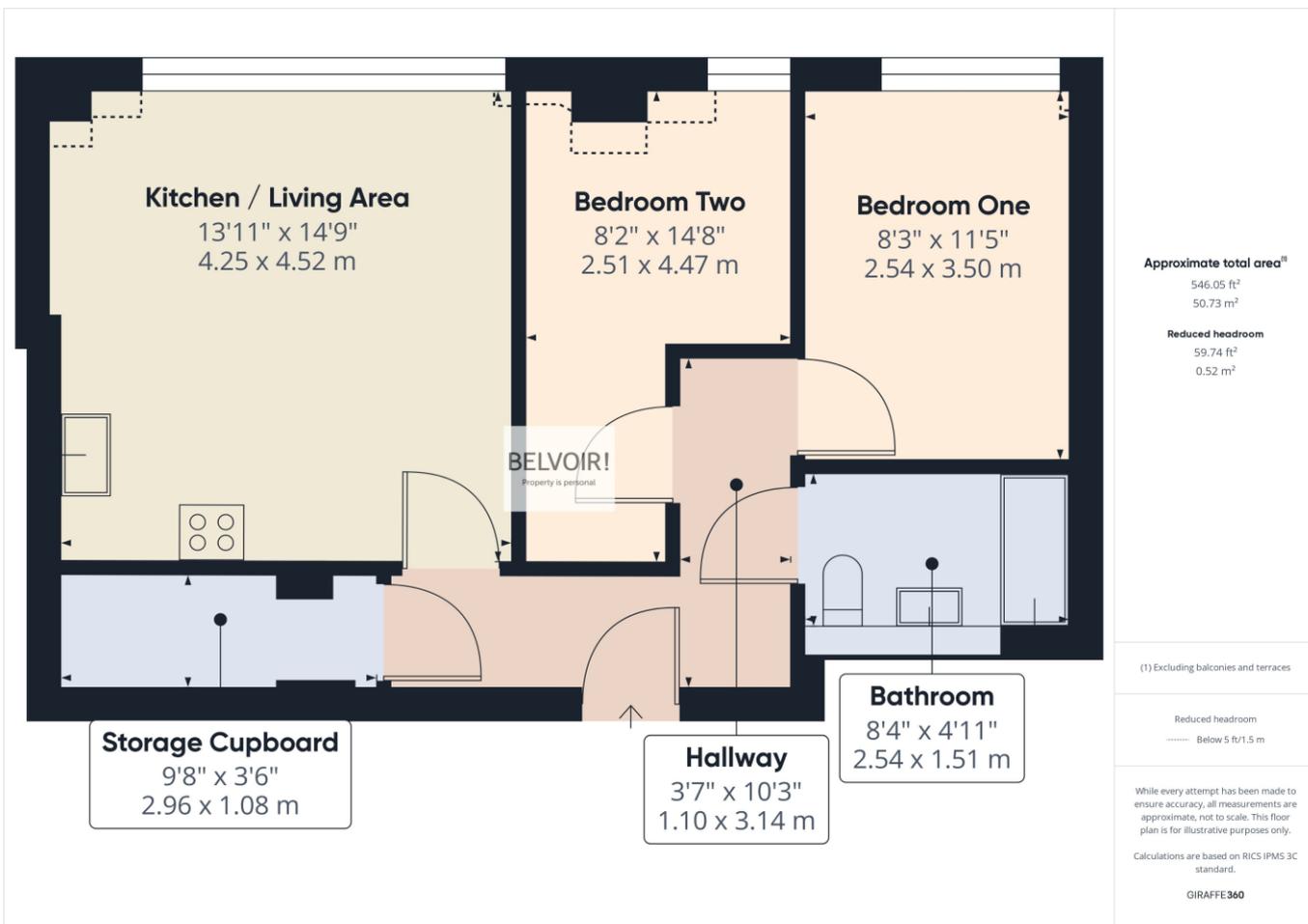
Two Double Bedroom: Neutrally decorated with carpet to the floors

Family Bathroom: Location: Good size modern family bathroom consisting of bath with shower over, W.C., sink and chrome towel rail with fully tiled walls and floors.

Location: Located in the heart of Sheffield City Centre in walking distance to universities and hospitals with great transport links and access to all amenities.

Additional Information: *Potential Rental Income of £900 per month *Lease end date 27/01/2152 *Service Charge £907 per annum *Ground Rent £200 per annum *Council Tax Band B *As advised by Vendors

Additional Information: 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!

www.belvoir.co.uk/offices/sheffield

0114 252 5215