



1  1  1 

Butcher Works, 80 Arundel Street, City
Centre, Sheffield, S1 2NS

BELVOIR!

Offers in excess of £120,000



Key Features

- > Spacious Living/Kitchen-Dining Area
 - > One Double Bedroom
 - > Third Floor Apartment
 - > Vacant Possession
- > Close To Hallam University
- > Fantastic Kitchen With Island
 - > Tenure: Leasehold
 - > EPC rating D

A spacious one bedroom apartment with vacant possession and located in the prestigious BUTCHER WORKS development, a stunning Grade 2 listed former cutlery works in the Cultural Industries Quarter, close to all CITY CENTRE amenities, an easy walk to the TRAIN station and SHEFFIELD HALLAM UNIVERSITY.

Perfect for first time buyers, young professionals and investors alike. The property boasts character throughout and in our opinion is a fantastic opportunity if you're looking for stylish City Living.

Viewing Essential



The property is furnished and has the benefit of electric heating, high ceilings with feature beams and trusses and is light and airy with arched windows providing plenty of light.

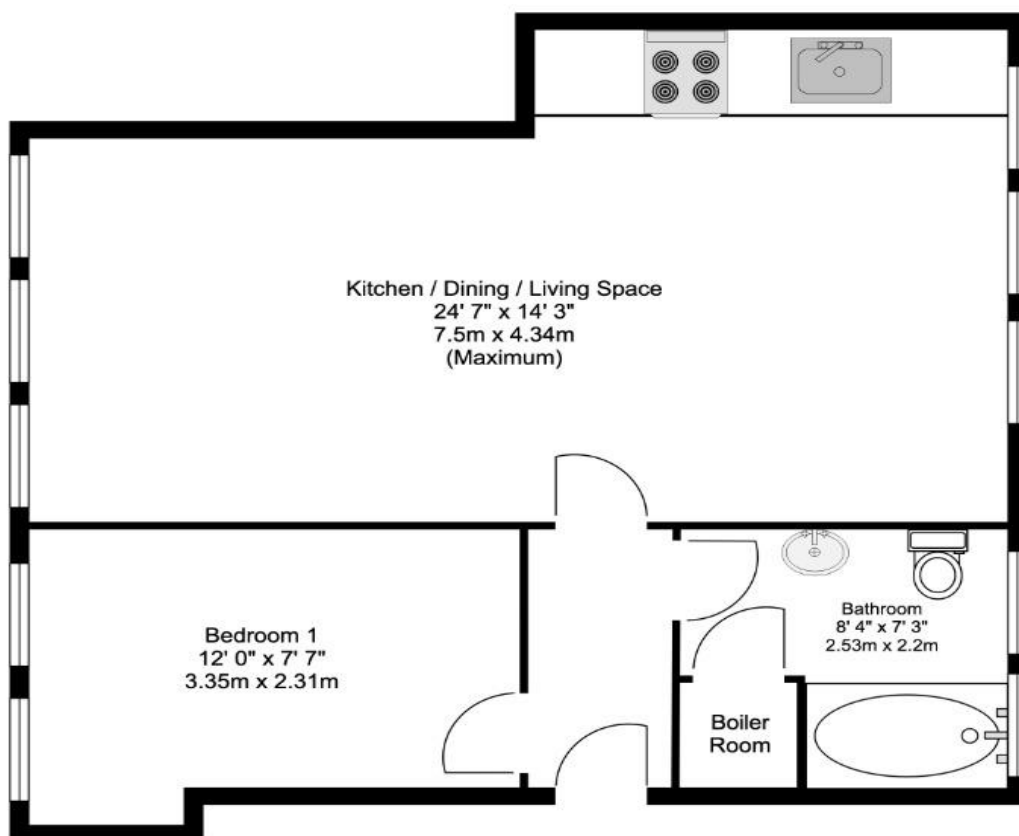
The accommodation briefly comprises: secure communal entrance with stairs leading to all floors, entrance hall, bathroom with shower screen and shower over, W.C., sink and towel rail and cupboard housing the water cylinder, spacious open plan dual aspect living/kitchen/dining space with laminate flooring, high ceilings with beams and trusses, the kitchen area having a range of base and wall units, with a central island /breakfast bar and appliances including, hob, oven, cooker hood, microwave, fridge and washer dryer.

Outside is a communal cobbled courtyard with gated entrances

Photos were taken before tenant moved in

Additional Information: Tenure: Leasehold • 133 years remaining expires 1st January 2157 • Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Service Charge: £2546.31. per annum • Ground Rent: £200.00 per annum • Central Heating: Electric • *Advised by Vendor

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.



Kitchen / Dining / Living Space
24' 7" x 14' 3"
7.5m x 4.34m
(Maximum)

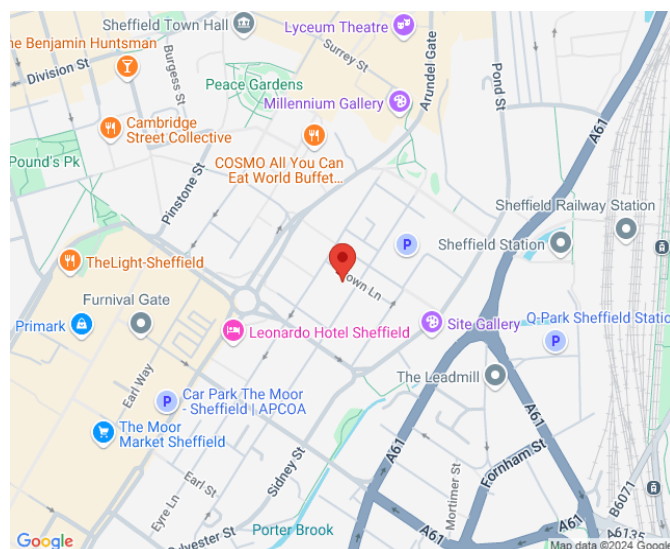
Bedroom 1
12' 0" x 7' 7"
3.35m x 2.31m

Bathroom
8' 4" x 7' 3"
2.53m x 2.2m

Boiler Room

Ground Floor Approximate
Floor Area 489.8 SQ. FT.
(45.5 SQ. M.)

Illustration for identification purposes only.
measurements are approximate not to scale.



BELVOIR!

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/sheffield

0114 252 5215