



Studio  **1**  **1** 

Atlantic One, 1 St Georges Walk, City
Centre, Sheffield, S3 7AP

BELVOIR!

Offers in excess of £70,000



Key Features

- > Ground Floor
- > Studio Apartment
- > EWS1 Approved
- > 8.5% Net Yield
- > City Centre Location
- > Tenant in situ paying £625 per month
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to offer to the market this modern studio apartment situated on the ground floor with Secure intercom entry system.

Located close to Sheffield City Centre and within walking distance to the hospitals and universities.

Sold with tenant in situ!

EWS1 COMPLIANT!



In brief the studio consists of kitchen / living area with a range of modern base and wall units with integrated oven, hob, extractor and fridge. There are two storage cupboards with one housing the water cylinder and washing machine. The sleeping area is a good size and has built in wardrobes for storage. The bathroom consists of enclosed shower, sink, W.C., and chrome towel rail.

The property has electric heating, double glazing, is neutrally decorated throughout and is sold with a tenant in situ paying £625 per month. There is a secure internal intercom system and views of the well-maintained communal areas.

Located within close proximity of Sheffield City Centre and in walking distance to the universities and hospitals with great transport links including the Sheffield SuperTram network.

Additional Information

*Remaining Lease 232 years *Ground Rent £240 Per annum - reviewed every 5 years and is RPI linked, there is no cap or end date *Service Charge £106 Per month (£1272 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!

www.belvoir.co.uk/offices/sheffield

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