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West Point, 58 West Street, City Centre,
Sheffield, S1 4EZ

BELVOIR!

OIRO £145,000



Key Features

- > Two Bedroom Third Floor Apartment
- > City Centre Location
- > Available with Vacant Possession or Tenant in Situ
- > Potential Rental of £1000 PCM
- > EWS1 Compliant (A1 Rating)
- > Ideal First Time Buyer or Investment Purchase
- > Tenure: Leasehold

Belvoir Sheffield are pleased to bring to the market this two-bedroom two-bathroom third floor City Centre apartment with wonderful views of the city.

The apartment in brief comprises of large living/dining area with Juliette balcony, kitchen, two double bedrooms, family bathroom and en-suite shower room.

Ideal for first time buyers or investors alike with with potential rental income of £1000 per month. *EWS1 compliant*



Entrance Hallway: Having an entrance door, wood laminate flooring, electric wall mounted heater, cylinder storage cupboard and a small storage cupboard.

Kitchen / Living Area: Having a floor to ceiling front facing window and single door which opens to a Juliette balcony. The living area has wood laminate flooring, TV aerial point and a wall mounted electric heater. Kitchen Area has a range of wall and base units with a inset sink, electric hob with extractor fan over, electric oven, integral washing machine, and space for a fridge freezer.

Bedroom One: Having a front facing floor to ceiling window, wood laminate flooring and a wall mounted electric heater.

En-Suite: With a three-piece suite which comprises a shower cubicle with an electric shower, hidden flush WC, wash hand basin, tiled flooring, shaver point, extractor fan and a wall mounted electric towel radiator.

Bedroom Two: Having a front facing window, with wood laminate flooring and having a wall mounted electric heater.

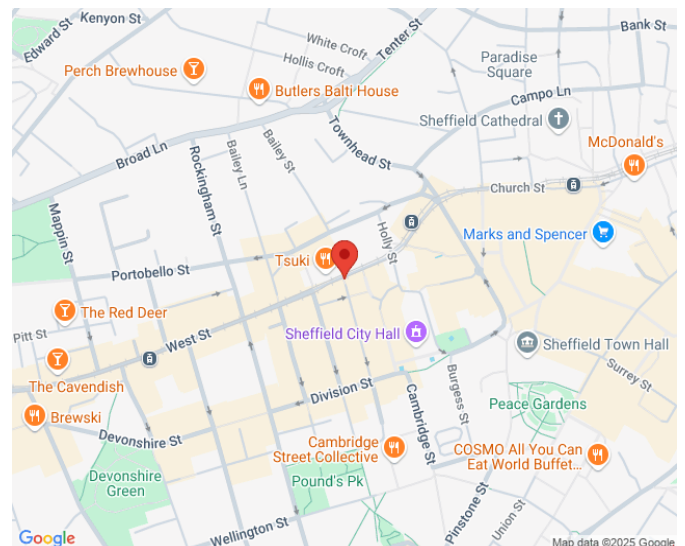
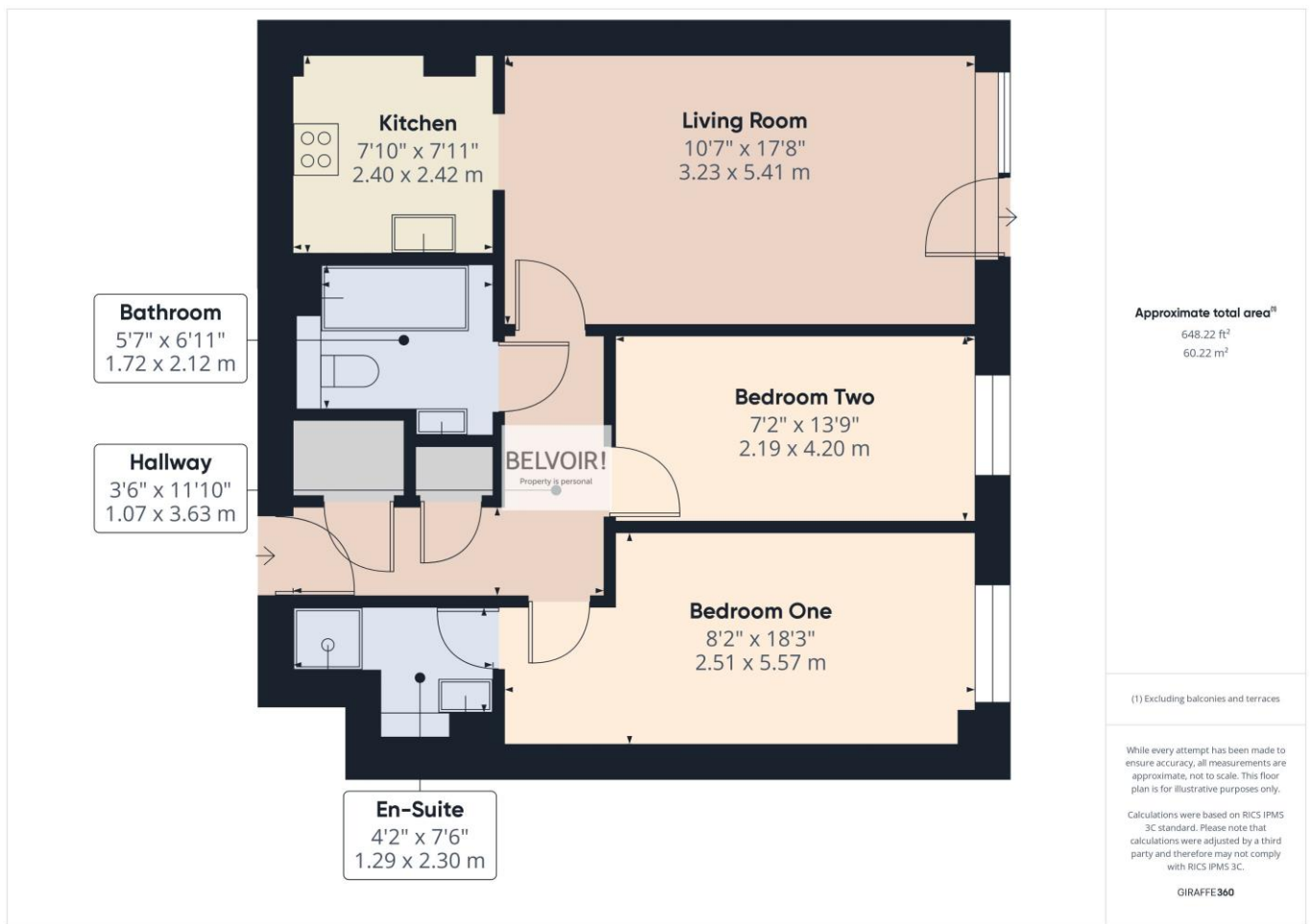
Bathroom: Having a white three-piece suite which comprises a panelled bath with mixer taps with shower head attached, hidden flush WC, wash hand basin, tiled flooring, part tiled walls, extractor fan, electric shaver point and a wall mounted electric towel radiator.

Additional Information

*Lease end date 1/1/2154 *Annual Ground Rent £150.00 *Service Charge approx £1800 Per annum. *Council Tax Band C *Tenant in situ currently paying £900 PCM – can be served notice if buyer wants vacant possession *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.



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