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

BELVOIR!

OIRO £135,000



Key Features

- > Allocated Parking Space
- > Two Bedroom Apartment
 - > Top Floor
- > Ideal Investment or First Time Home
- > Rental Income of £900 PCM
 - > City Centre
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this top floor two double bedroom apartment situated in the popular Queens House development in the City Centre.

The apartment comprises of two good sized double bedrooms, open plan living kitchen area and family bathroom and has one allocated parking space included.

Ideal for a first-time buyer or investor purchase with tenant in situ currently paying £900 per month.



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.

Two Double Bedrooms: Neutrally decorated with carpet to the floors

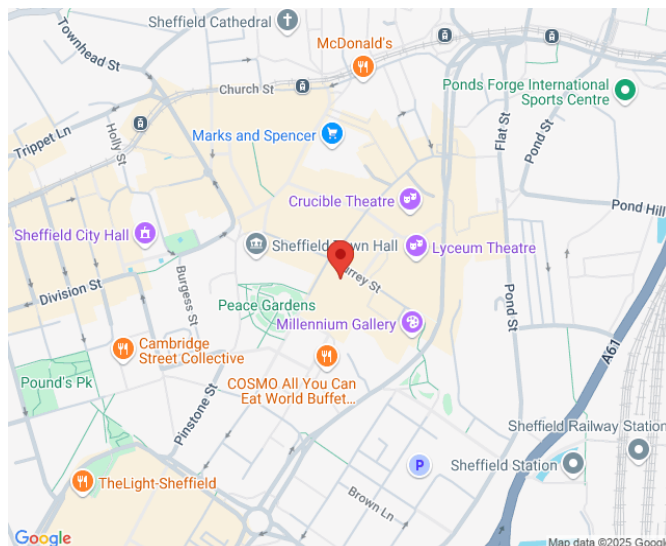
Family Bathroom: Good size modern family bathroom consisting of bath with shower over, W.C., sink and chrome towel rail with fully tiled walls and floors.

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.

Tenancy: There is currently a tenant in situ paying £900 per month in contract until May 2025. Can be served notice should a buyer wish to reside in the apartment.

Additional Information; *Lease end date 27/01/2152 *Service Charge aprox £1502 per annum
 *Buildings Insurance £222 per annum *Ground Rent £200 per annum reviewed every 10 years in line with RPI *Council Tax Band B *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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