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iQuarter, Blonk Street, City Centre,  
Sheffield, S3 8BH

OIRO £110,000

**BELVOIR!**



### Key Features

- > 12th Floor Apartment
- > Stunning Views of City
- > Ideal First Home or Investment
  - > Spacious and Modern
  - > City Centre Location
- > Vacant Possession and No Chain
  - > Tenure: Leasehold
  - > EPC rating B

Belvoir Sheffield are pleased to bring to the market this contemporary two-bedroom apartment in Sheffield City Centre just a 10-minute walk from Kelham Island.

The apartment is situated on the twelfth floor and has stunning dual aspect views of the city!

Would make an ideal first home or great addition to an investment portfolio with potential rental income of £850+.

\*EWS1 Certificate with B1 rating available!\*





The apartment in brief comprises of entrance hallway with intercom and storage cupboard housing water cylinder and washing machine, large open plan living / kitchen area with a range of modern wall and base units with integrated oven, hob and fridge freezer and with dual aspect windows allowing lots of natural light and providing fantastic views of the city. Two double bedrooms both with fitted wardrobes and a modern family bathroom with fully tiled walls and floor and consisting of bath with shower over, W.C., sink and chrome towel radiator.

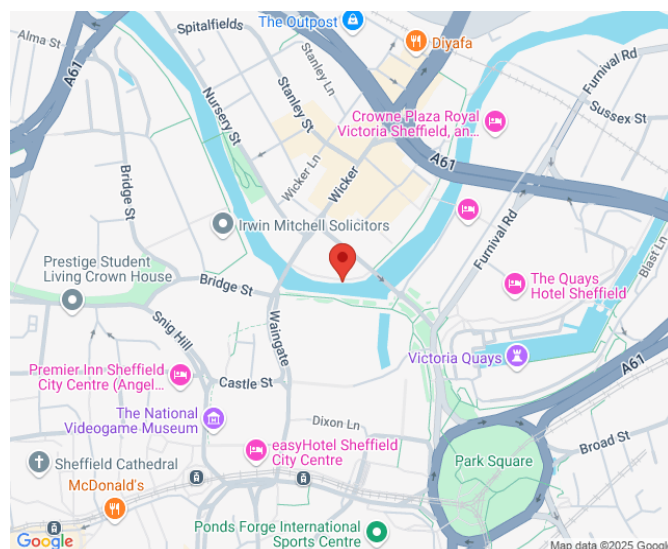
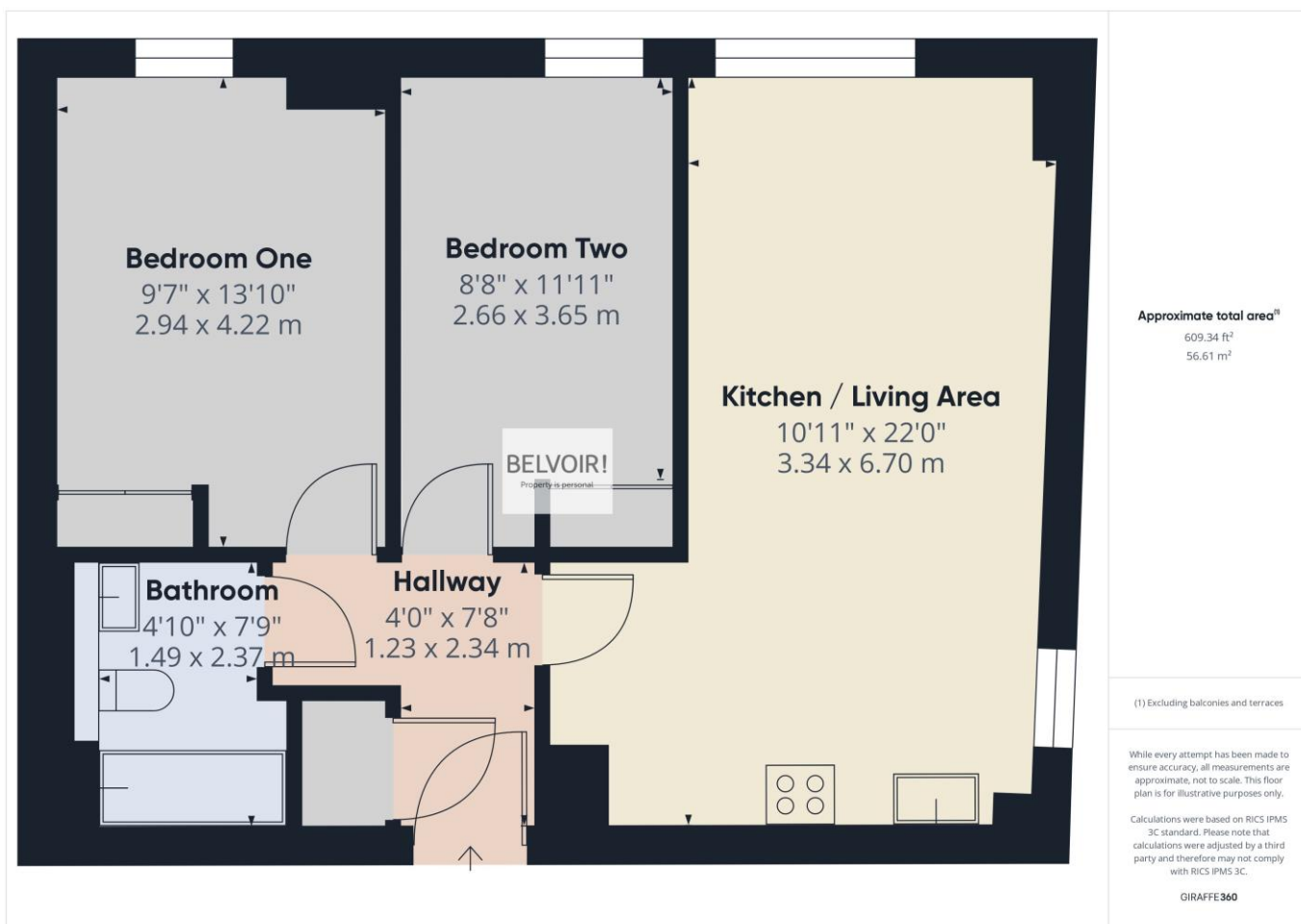
Located close to a host of amenities and with fantastic transport links including trains, buses and the M1 motorway close by.

### Additional Information

\*Remaining Lease 106 years \*Ground Rent £100 Per annum \*Service Charge £2848 per annum \*Council Tax Band C  
\*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.



# BELVOIR!

Contact us today to arrange a viewing...

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