



Atlantic One, 2 Radford Street, City Centre,
Sheffield, S3 7AD

BELVOIR!

OIRO £100,000



Key Features

- > Ground Floor
- > One Bedroom Apartment
- > EWS1 Approved
- > Ideal First Home or Investment
- > Potential Rental Income of £775 PCM
- > City Centre Location
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to offer to the market this stunning one-bedroom modern apartment situated on the ground floor with secure intercom entry system and located within walking distance to Sheffield city centre and the cities hospitals and universities.

Ideal for first time buyers or Investors with a potential rental income of £775 per calendar month!

EWS1 COMPLIANT!



The accommodation in brief consists of spacious entrance hallway with intercom system and storage cupboard housing water cylinder and washing machine, modern kitchen with a range of base and wall units with integrated oven, hob, extractor and fridge. The spacious living room has large window looking out onto the beautiful well maintained communal areas. There is one double bedroom and a stylish family bathroom consisting of bath with shower over, sink, W.C., and chrome towel rail.

The property has electric heating and double glazing.

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 231 years *Ground Rent £263 Per annum - reviewed every 5 years and is RPI linked, there is no cap or end date *Service Charge £375.46 per quarter (£1501.84 per annum) *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.



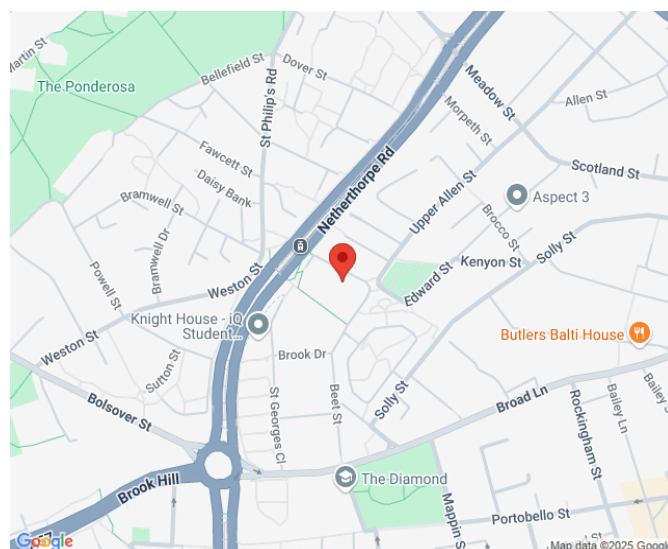
Approximate total area⁽¹⁾
436.69 ft²
40.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/sheffield

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