



1  1  1 

Cutlery Works, 33 Lambert Street, City Centre, Sheffield, S3 7BG

BELVOIR!

OIRO £95,000



Key Features

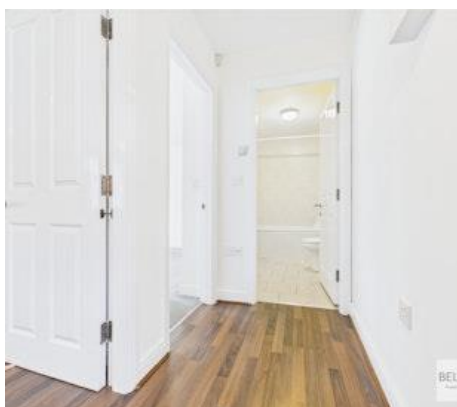
- > One Bedroom Apartment
- > Ground Floor with Own Entrance
- > Vacant Possession & No Chain
- > Ideal First Time Home or Investment
 - > Potential 8% Net Yield
 - > City Centre Location
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this newly decorated ground floor one-bedroom apartment, located within the sought-after Cutlery Works conversion.

Set within a secure gated development, this stylish apartment benefits from its own private entrance, offering a unique sense of privacy and convenience.

Ideal for first-time buyers or investors alike, the property presents an excellent opportunity with a potential rental income in excess of £775 per month.

Early viewing is highly recommended to fully appreciate the charm and location of this fantastic home.



The apartment features an entrance hallway housing the boiler, a spacious open-plan living/kitchen area with modern wall and base units, and integrated appliances including an oven, hob, fridge, and washing machine (included in the sale). There's a double bedroom with a carpeted floor and a family bathroom with a bath and shower over, sink, and WC.

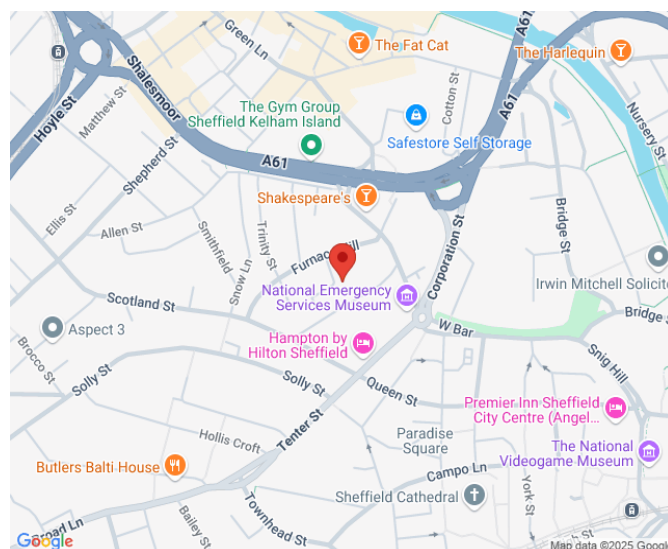
Located in Cutlery Works – a gated residential development full of historic character – this apartment complex was converted in 2007 and offers a unique blend of heritage charm and modern living. Perfectly positioned in a prime city centre location, it's within walking distance of Sheffield's universities and offers excellent transport links throughout the city and beyond.

Additional Information

*Remaining Lease 106 years *Ground Rent £150 Per annum *Service Charge £1280 per annum + £350 insurance
*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.



BELVOIR!

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/sheffield

0114 252 5215