



BELVOIR!
Property is personal



BELVOIR!
Property is personal



BELVOIR!
Property is personal

2  1  2 

Leadmill Court, 2 Leadmill Street, City
Centre, Sheffield, S1 4SA

BELVOIR!

OIRO £130,000



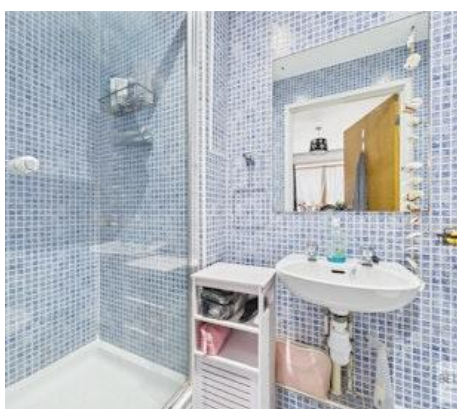
Key Features

- > Two Bedroom Apartment
 - > Ground Floor
- > En Suite Shower Room
 - > Spacious
- > Ideal First Time Buy or Investment
 - > Prime Location
- > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present to the market this well-appointed ground floor apartment in Sheffield City Centre.

Perfectly suited for first-time buyers or investors, this spacious property offers comfortable and contemporary living with strong rental potential.

The property in brief comprises of generous open-plan living/dining area with patio doors leading to the courtyard/car park, modern fitted kitchen, two spacious double bedrooms, main family bathroom plus a private en-suite shower room to the master bedroom. Sold with vacant possession and no chain *EWS1 compliant*



Entrance Hallway: Having an entrance door, wood laminate flooring, storage cupboard and Intercom handset.

Kitchen / Living Area: The living area has laminate flooring, TV aerial point and patio doors leading to the outside. The kitchen area has a range of wall and base units with a inset sink, gas hob with extractor fan over, electric oven and integral fridge freezer.

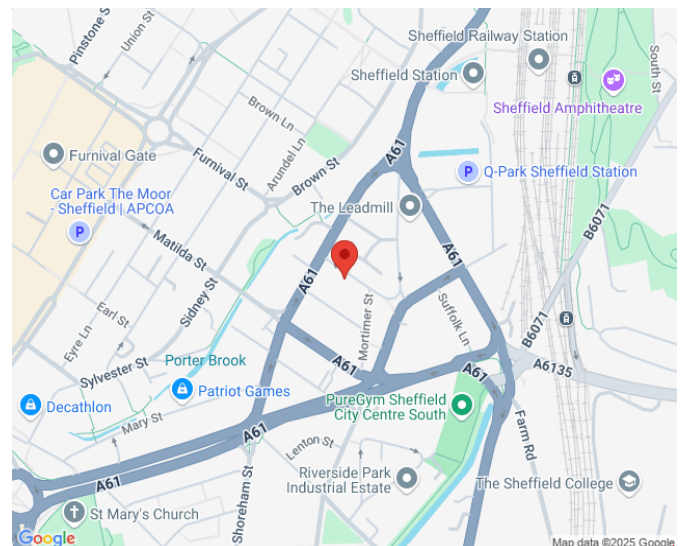
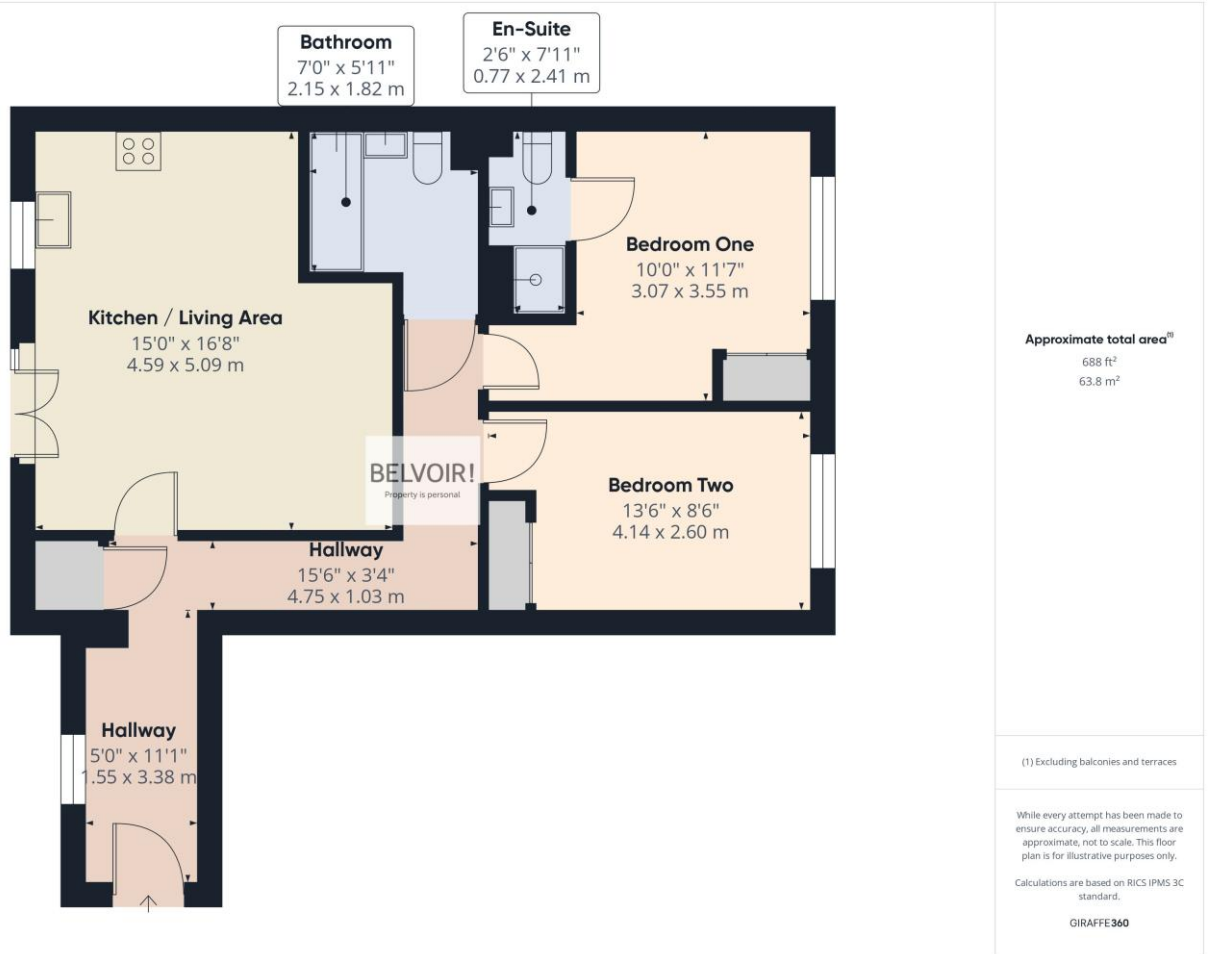
Bedrooms: Both spacious double rooms with carpeted floor.

En-Suite: With a three-piece suite which comprises a shower cubicle with an electric shower, WC, wash hand basin, tiled walls and extractor fan

Location: This property boasts a prime location, just a short walk from Hallam University, Sheffield Train Station, and a vibrant selection of shops, bars, and restaurants. Excellent transport links are also close at hand, including the Supertram, as well as extensive bus and rail networks—making it an ideal choice for both students and professionals alike..

Additional Information: Seller happy to include all fixtures and fittings included within the sale *Lease: 976 years remaining *Annual Ground Rent £50.00 *Annual Service Charge: £2614.32 *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.



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215