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Wharncliffe House, 44 Bank Street, City  
Centre, Sheffield, S1 2DS

**BELVOIR!**

OIRO £89,950



### Key Features

- > PRICED FOR A QUICK SALE
  - > Two Bedroom Apartment
  - > Fourth Floor
  - > City Centre
- > Vacant Possession and No Chain
- > Investment opportunity including Air B n B rentals
  - > Tenure: Leasehold
  - > EPC rating B

### \*\*CASH OFFERS ONLY\*\*

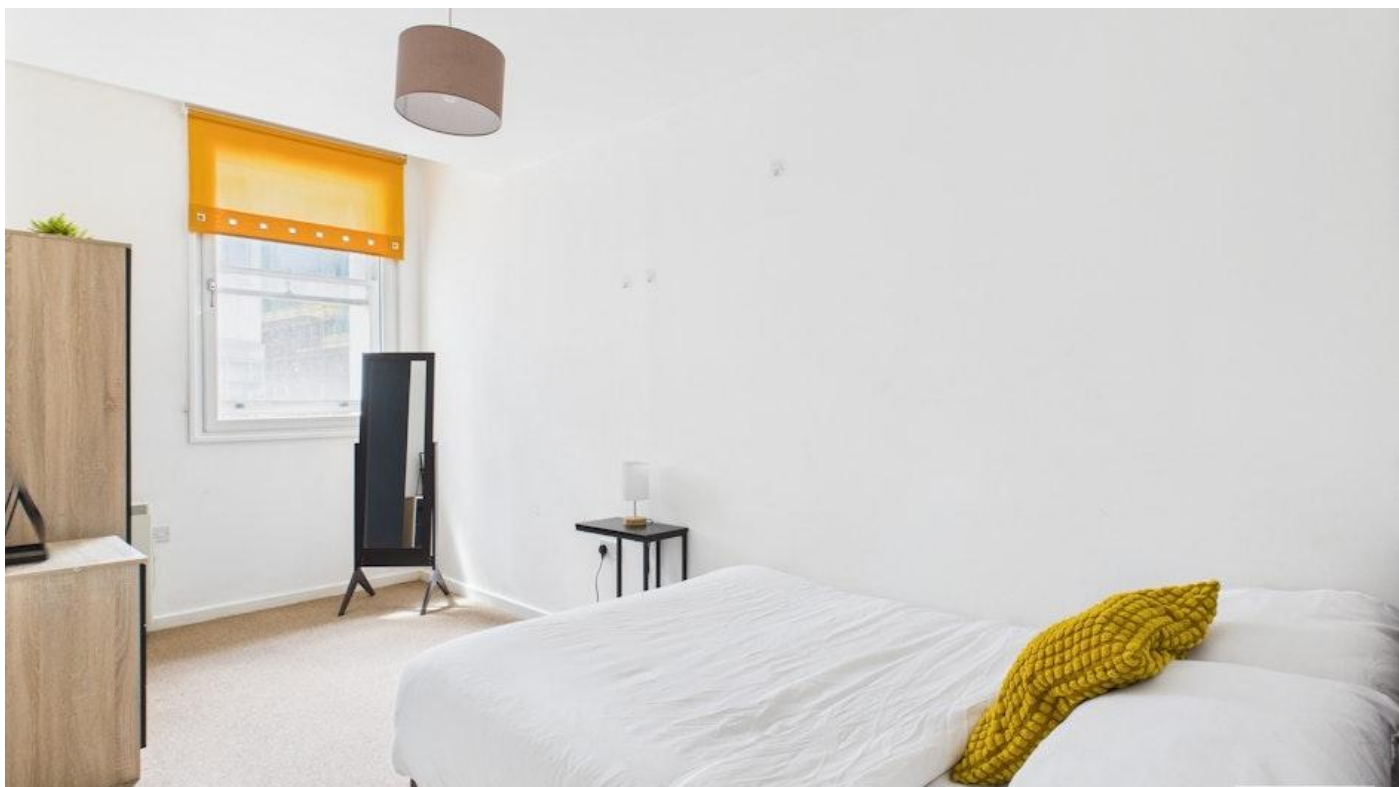
Belvoir Sheffield are delighted to present to the market this beautifully presented fourth floor apartment in Sheffield City Centre. Perfectly suited for first-time buyers or investors, this spacious property offers comfortable and contemporary living with strong rental potential including Air bnb.

The property in brief comprises of open-plan living/dining area, modern fitted kitchen, two spacious double bedrooms, main family bathroom.

Sold with vacant possession and no chain

\*EWS1 compliant\*





The accommodation briefly comprises a generous entrance hall complete with an intercom handset and a useful storage cupboard housing the water cylinder and washing machine. The modern kitchen features a stylish range of wall and base units and comes fully equipped with integrated oven, hob and extractor fan. The spacious living area provides ample room for a dining table and benefits from 2 windows that floods the space with natural light, creating a bright and airy atmosphere. There are two well-proportioned double bedrooms and a contemporary family bathroom fitted with a three-piece suite, comprising a bath with shower over, wash basin, and WC.

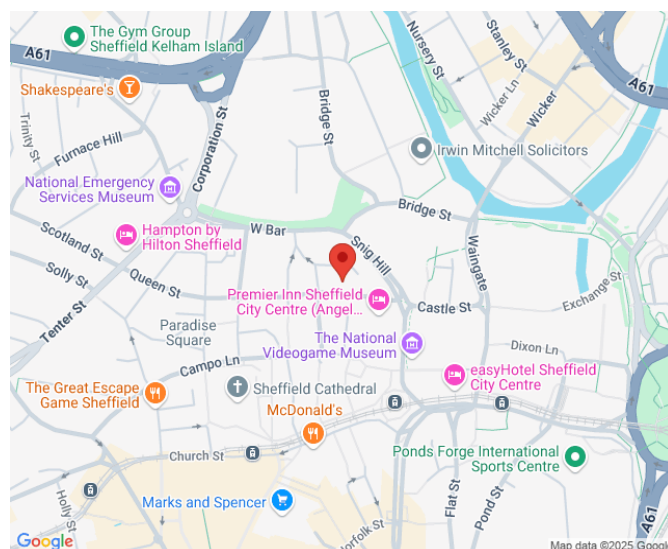
The property occupies a superb location on Bank Street and is minutes walk away from the Cathedral District within Sheffield city centre, as well as the nearby shops, bars and restaurants present on Fargate and in Leopold Square. It also offers convenient access to Sheffield's hospitals and universities and excellent transport links are available via the SuperTram network, Sheffield train station, and the M1 motorway.

### Additional Information

\*Remaining Lease 114 years \*Ground Rent £445 Per annum \*Service Charge £3400 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.



# BELVOIR!

Contact us today to arrange a viewing...

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