



1  1  1 

City Wharf, 1 Nursery Street, City Centre,
Sheffield, S3 8GF

BELVOIR!

OIRO £90,000



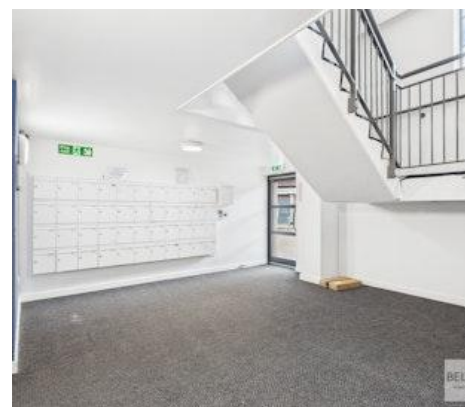
Key Features

- > One Bedroom Apartment
- > Potential Rental £750 PCM (7.8% Net Yield)
- > Vacant Possession
- > No Chain
- > Ideal for First Time Buyer or Investor
 - > EPC Rating C
 - > Tenure: Leasehold

Belvoir Sheffield are delighted to present this newly decorated first floor one-bedroom apartment, located in the City Centre within walking distance to the Sheffield Universities.

This spacious apartment benefits from an open plan living, dining and kitchen area, one double bedroom and a family bathroom.

Ideal for first-time buyers or investors alike, the property presents an excellent opportunity with a potential rental income of £750 per month.



The apartment features an entrance hallway with a larger than average storage cupboard housing the water cylinder and washing machine, a spacious open-plan living/kitchen/dining area with modern wall and base units, and integrated appliances including an oven, hob, and extract fan and freestanding fridge freezer all included in the sale. There's a double bedroom with a carpeted floor and a family bathroom with a bath with shower over, sink, and WC.

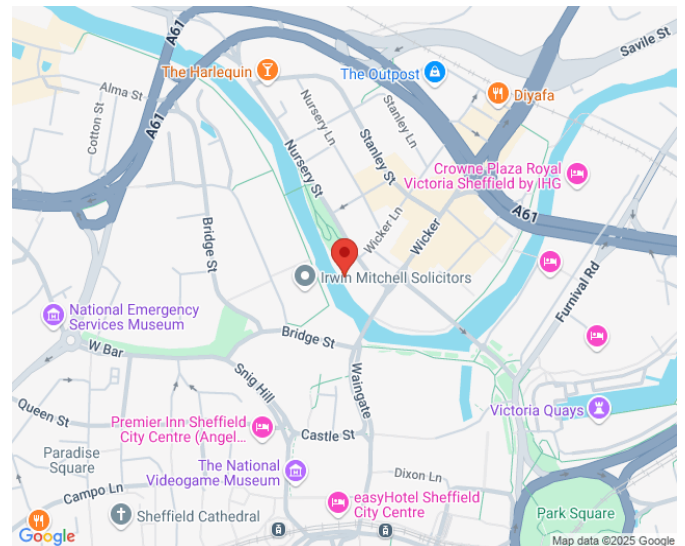
Perfectly positioned in a prime city centre location, it's within walking distance of Sheffield's universities and offers excellent transport links throughout the city and beyond

Additional Information

*Remaining Lease 205 years *Ground Rent £75 Per annum *Service Charge £1820.64 per annum *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.



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215