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Holman House, Queen Street, City Centre,
Sheffield, S1 2DU

BELVOIR!

OIRO £115,000



Key Features

- > Stunning 8th Floor Apartment
 - > Lift Access
 - > Beautiful Views
- > Prime City Centre Location
- > Ideal Investment or First Time Home
 - > EPC Rating C
 - > Tenure: Leasehold

Belvoir Sheffield are delighted to present this well-maintained one bedroom eighth floor apartment, ideally situated in Sheffield City Centre, just a short walk from the ever-popular Kelham Island.

Perfect for first-time buyers or investors, this property currently offers a net yield of 7%, making it an excellent opportunity for a buy-to-let purchase.



The apartment comprises an entrance hallway with intercom handset, leading into a spacious and beautifully presented open-plan living, kitchen and dining area. Large dual-aspect windows provide stunning views across the city and allow plenty of natural light to flood the space. The modern kitchen is fully fitted with integrated appliances including a fridge freezer, oven, hob, extractor fan, and a cupboard housing the water cylinder and washing machine. There is generous room for both lounge furniture and a dining table, making it ideal for entertaining or relaxing.

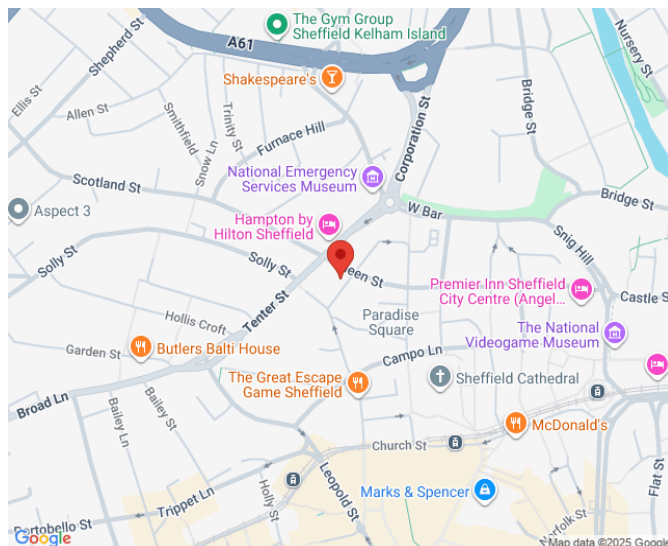
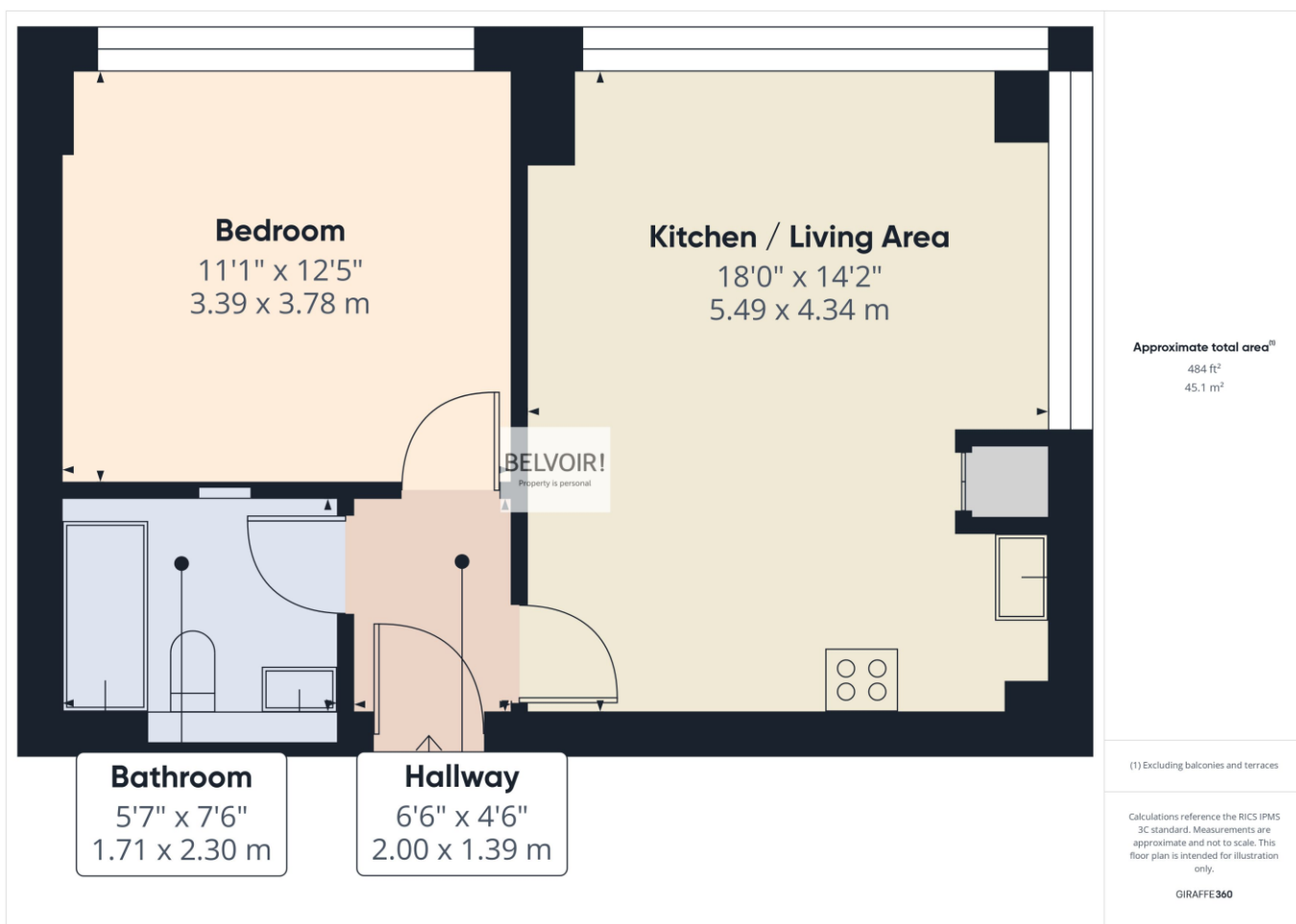
The double bedroom is well-proportioned with a large window, again benefiting from excellent natural light. The contemporary bathroom includes a bath with shower over, WC, wash basin and chrome heated towel rail, finished to a high standard.

Situated within walking distance of Sheffield's universities, hospitals, transport links and a full range of local amenities, the location is perfect for professionals, students or city-centre dwellers.

Currently, there is a tenant in situ paying £840 per month with a tenancy agreement in place until October 2025. The tenant is happy to remain in the property should it be purchased as an investment, or notice can be served if the buyer wishes to occupy the apartment themselves.

Additional Information: *Lease end date 31/12/2165 *Service Charge approx £150 per month *Ground Rent £250 per annum reviewed every 15 years *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.



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0114 252 5215