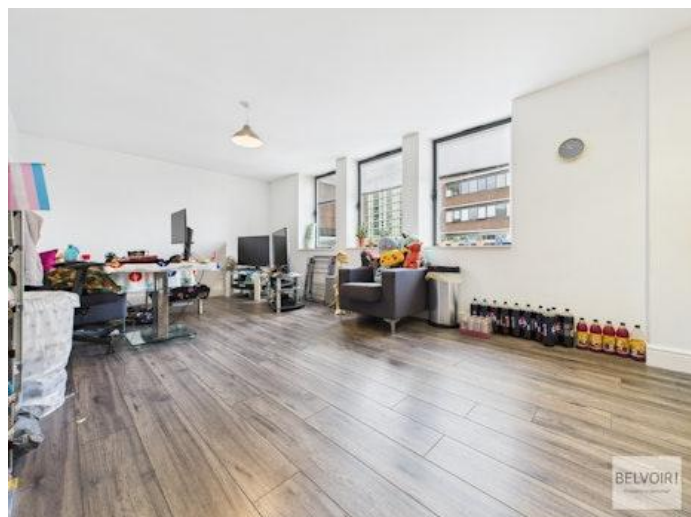




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Queens House, 105 Queen Street, City
Centre, Sheffield, S1 1AE

BELVOIR!

OIRO £140,000



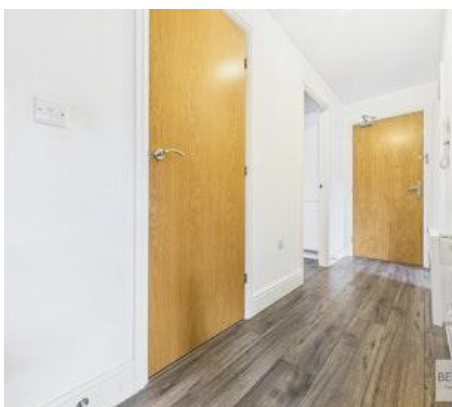
Key Features

- > Allocated Parking Space
- > Two Bedroom Apartment
 - > Fourth Floor
- > Ideal Investment with over 7% Net Yield
- > Tenant in Situ Paying £995 PCM
 - > City Centre
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to offer this fourth-floor, two bedroom apartment in the popular Queens House development in Sheffield City Centre.

The property features a spacious open-plan living kitchen area, modern bathroom, and includes one allocated parking space.

An ideal investment opportunity with a tenant in situ currently paying £995 per month.



The property opens into a generous hallway, complete with an intercom handset and a large storage cupboard that houses the water cylinder while providing valuable additional storage space. The open-plan living and kitchen area is particularly spacious, with ample room for a dining table. Three large windows allow natural light to flood the room, creating a bright and inviting atmosphere. The modern kitchen is fitted with a range of wall and base units and comes fully equipped with integrated appliances including a washer, dishwasher, fridge freezer, oven, and hob.

Both bedrooms are comfortable doubles, neutrally decorated and carpeted for a cosy finish. The bathroom is a good-sized, modern family suite comprising a full-sized bath with shower over, W.C., sink, and a chrome towel rail, with fully tiled walls and flooring for a sleek, contemporary look.

Located in the heart of Sheffield City Centre, within walking distance of universities and hospitals, and offering excellent transport links and easy access to all local amenities.

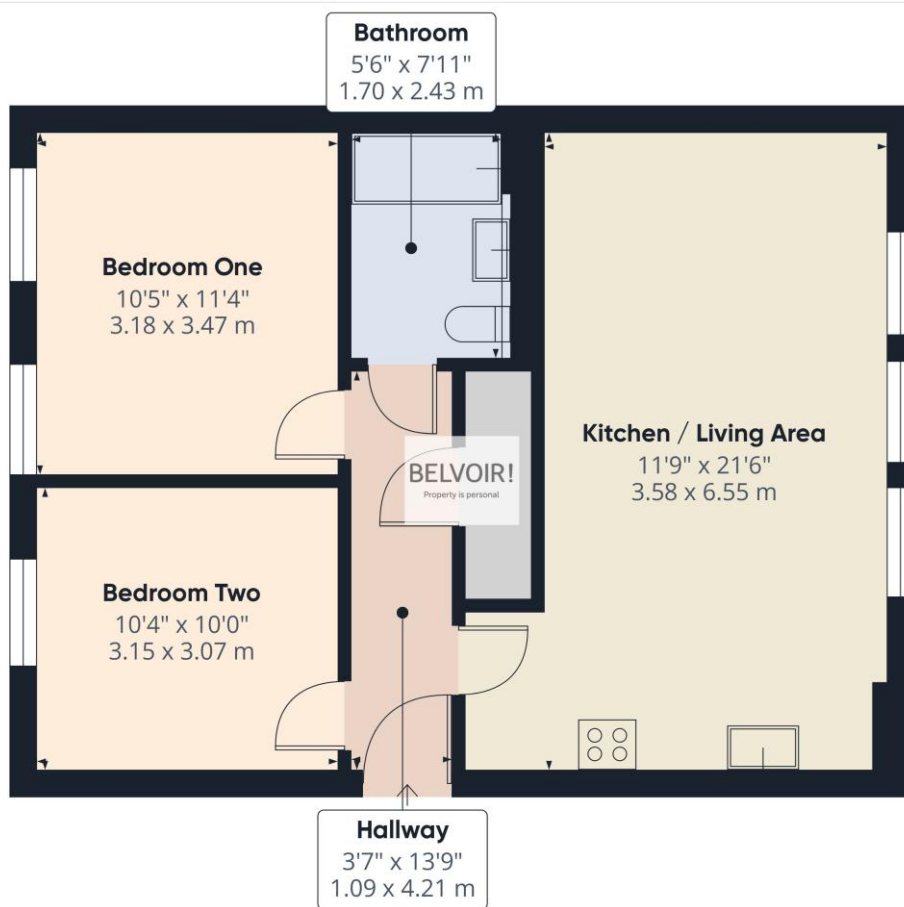
The apartment comes with one allocated parking space and is sold with tenant in situ paying £995 in contract until 6th August 2026.

Additional Information

*Lease end date 01/01/2152 *Ground Rent £200 per annum reviewed every 10 years in line with RPI *Service Charge £1502 per annum *Buildings Insurance £222 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.



Approximate total area⁽¹⁾
625 ft²
58 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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