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Porterbrook 2, 3 Pomona Street, City
Centre, Sheffield, S11 8JG

BELVOIR!

OIRO £80,000



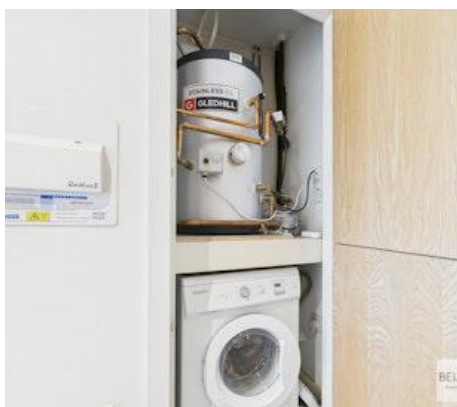
Key Features

- > Spacious Studio Apartment
- > Popular Location
- > Balcony with Brook view
- > Walking distance to Universities and Hospitals
- > Fantastic Transport Links
- > Ideal for first time buy or Investor
- > Tenure: Leasehold
- > EPC rating B

Belvoir Sheffield are delighted to present this superb studio apartment, located in the desirable Ecclesall Road area of Sheffield.

This stylish studio benefits from an extremely spacious living, kitchen and sleeping area and an impressive balcony with view over Porter Brook, making it an ideal purchase for both first-time buyers and investors.

With a potential rental income of approximately £725 per month, it represents an excellent investment opportunity.



The studio in brief consists of a hallway providing access to a useful storage cupboard housing the water cylinder and washing machine. A spacious open-plan living and sleeping area flooded with natural light, creating a bright and airy atmosphere and a contemporary kitchen fitted with a range of sleek wall and base units which includes integrated appliances such as an oven, hob, and fridge — all included in the sale. Patio doors open onto a generous balcony overlooking the Porter Brook, offering a tranquil outdoor space perfect for relaxing or entertaining.

The stylish family bathroom comprises a bath with shower over, wash basin, WC, and chrome heated towel rail, all finished to a modern standard.

Located within a very well-maintained development, the building benefits from fob access, a secure post room, and a convenient bike store for residents.

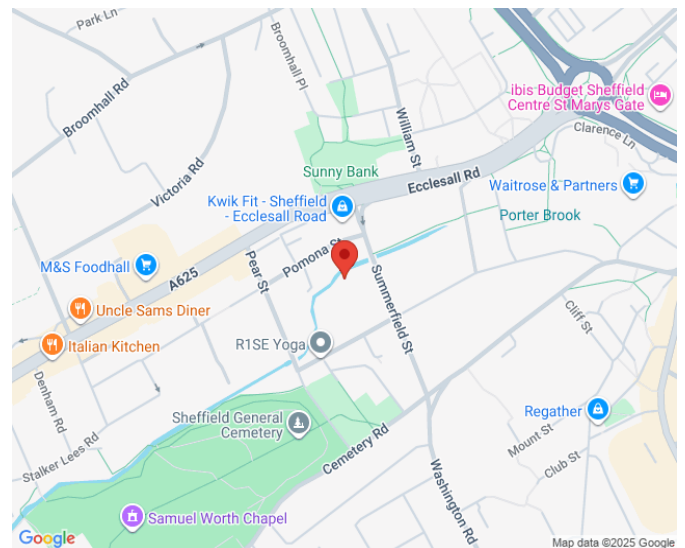
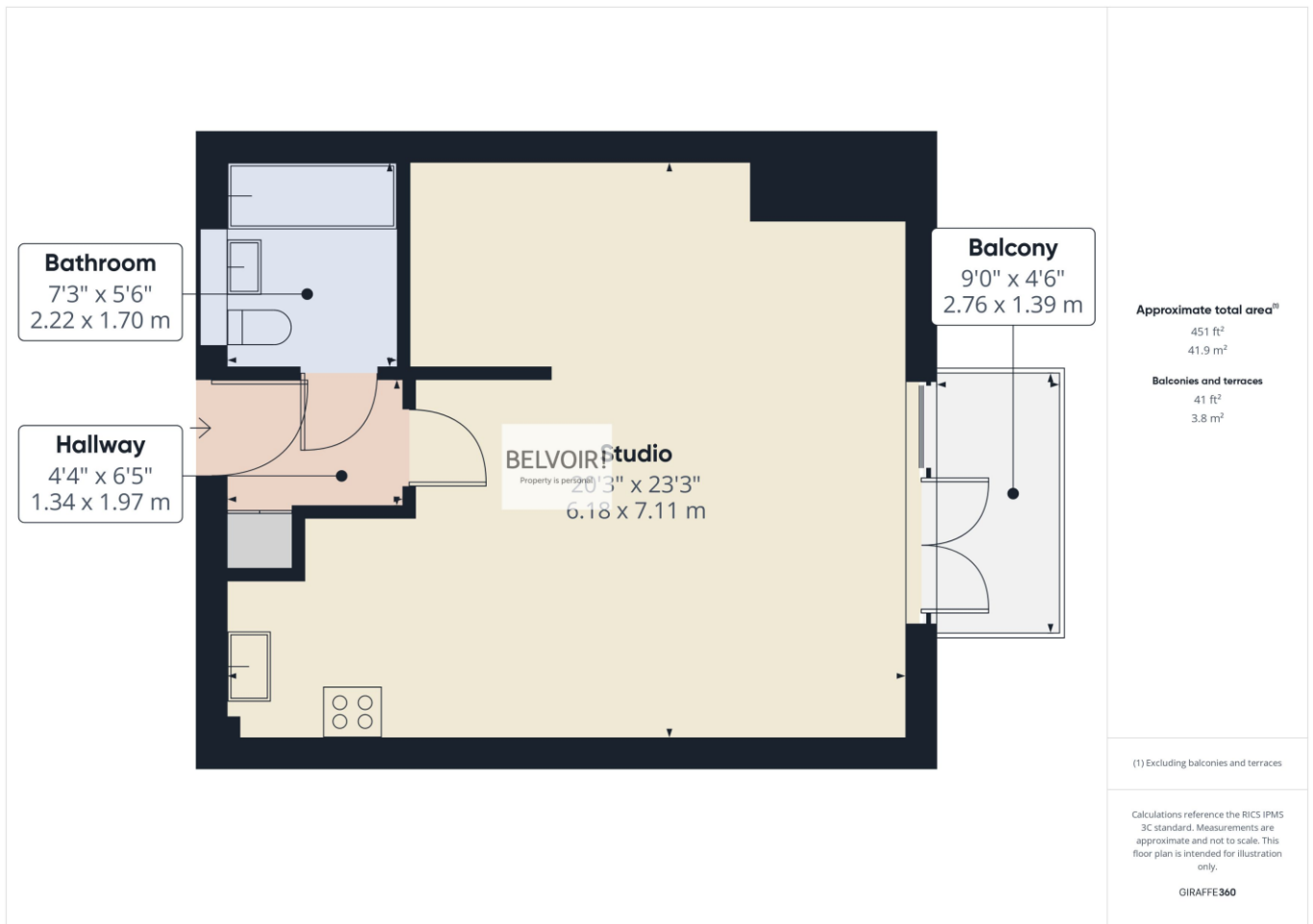
Ideally located for a fantastic range of local amenities and excellent transport links, this apartment combines convenience, comfort, and charm in an enviable Brookside setting, close to Sheffield's universities and hospitals with an array of bars and shops on the doorstep.

Additional Information

*Remaining Lease 183 years *Ground Rent £150 Per annum *Service Charge £2400 per annum - The annual Service Charge includes uncapped gas costs, covering heating and hot water *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...

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