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**Kenninghall Road, Norfolk Park,  
Sheffield, S2 3WG**

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**OIRO £115,000**





### Key Features

- > Two bedroom apartment
- > Popular Norfolk Park area
  - > Allocated Parking
  - > First floor
- > Ideal Investment or first purchase
  - > Wonderful views of the city from large balcony
- > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are delighted to present this well-appointed two-bedroom, first-floor apartment, ideally located in the highly sought-after Norfolk Park area of Sheffield.

The property benefits from an allocated parking space and is offered with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

Currently achieving a rental income of £770 per month, this apartment represents a strong investment opportunity.





Well-presented two-bedroom apartment with secure intercom entry and allocated parking. The property features a spacious hallway with two storage cupboards and a bright open-plan living/kitchen area.

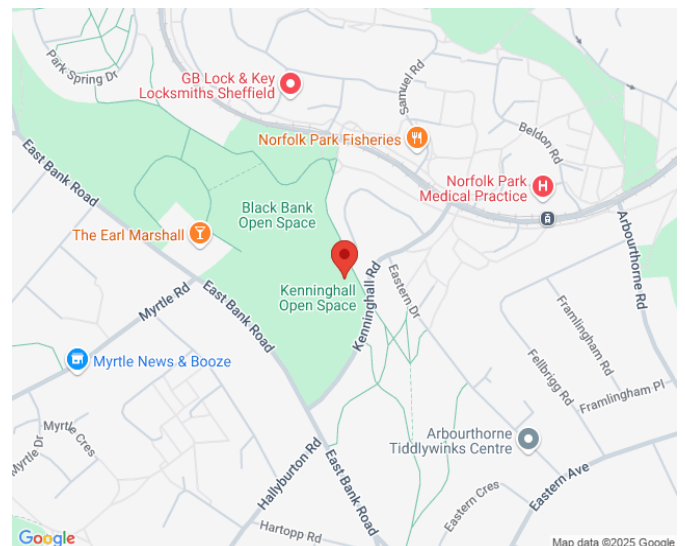
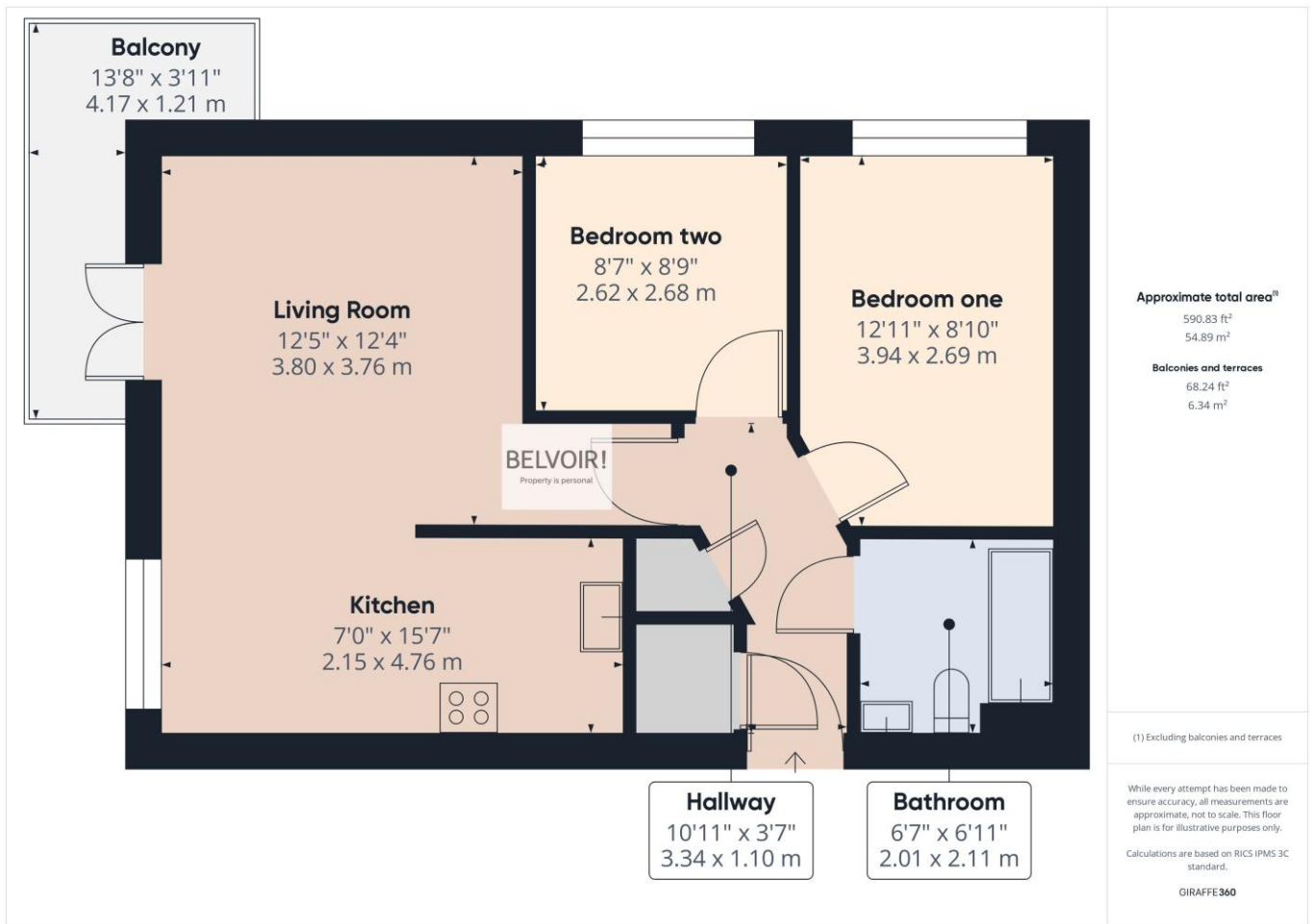
The modern kitchen includes wall and base units, an integrated electric oven and gas hob. The neutrally decorated living space opens onto a large L-shaped balcony with impressive city views. There are two good-sized double bedrooms and a family bathroom with a three-piece suite and shower over the bath.

Located in Norfolk Park with excellent transport links via the Sheffield SuperTram and close to local amenities, schools, parks and shops.

Currently tenanted at £770 per month on a rolling contract, with vacant possession available if required.

**Additional Information:** \*Lease remaining :105 years \*Service Charge £1540 per annum \* Ground Rent £60 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...

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