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Butcher Works, 76 Arundel Street, City Centre, Sheffield, S1 2NS

**BELVOIR!**

OIRO £130,000



### Key Features

- > Superb 2nd Floor One Bedroom Apartment
- > Great Location
- > Listed Building
- > No Onward Chain
- > Council Tax Band A
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to bring to the market this one-bedroom apartment in the prestigious BUTCHER WORKS development. Situated in the Cultural Industries Quarter, close to all CITY CENTRE amenities, an easy walk to the TRAIN station and SHEFFIELD HALLAM UNIVERSITY.

The property is offered for sale with no onward chain, making it an ideal purchase for a first-time buyer or buy to let investor.

The living accommodation briefly comprises of communal entrance lobby, entrance hall, living room, kitchen, double bedroom, and bathroom.





**Communal Entrance Lobby:** Access to stairs via security door

**Private Entrance Hall:** Having doors to the living room and bedroom

**Living Area:** A superb living space with lots of light, wooden flooring and ample space for living and dining.

**Kitchen Area:** Having a range of wall and base units, stainless steel sink with drainer with mixer tap, oven, four ring hob and extractor fan.

**Bedroom:** Double bedroom with built in wardrobes and door to bathroom.

**Bathroom:** Modern 3 piece suite consisting of bath with shower over, floating sink with mirror above and W.C. There are Tiles to floor and walls.

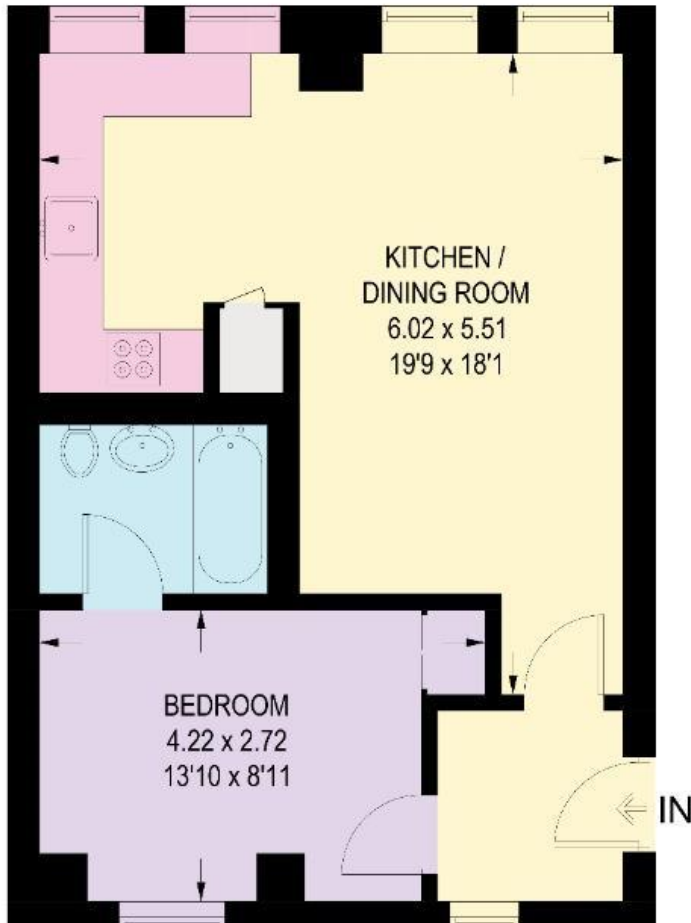
**Location:** This unique City Centre development is accessed via a secluded communal courtyard from both Arundel Street and Eyre Lane. Butcher Works is a Grade II listed building dating back to 1835. The building was once at the heart of the centres cutlery industry and was used as a cutting and grinding workshop. Following its conversion Butcher Works retains many of its original and interesting historical features. The property is within walking distance of Sheffield Hallam University, the Lyceum and Crucible theatres and has many cafes and shops in the immediate vicinity.

**Additional Information:** • Potential Rent: £700pcm • Tenure: Leasehold • Lease until: 01/01/2157 • Council Tax Band: A • Service Charge: £2000-£2250 per annum approx. • Ground Rent: £200 per annum • Central Heating: Electric \*Advised by Vendor

**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.

## 18 BUTCHER WORKS

APPROXIMATE GROSS INTERNAL AREA = 44.1 SQ M / 475 SQ FT



Contact us today to arrange a viewing...

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