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Victoria Street, City Centre, Sheffield,
S3 7QD

BELVOIR!

Guide price £150,000-£160,000



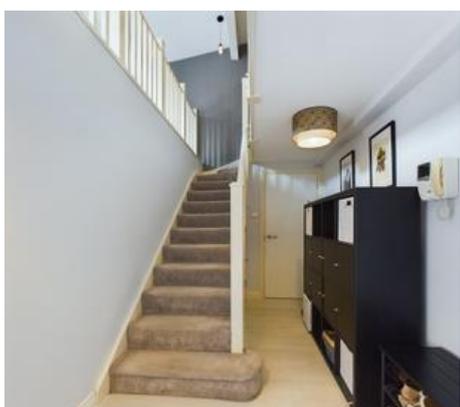
Key Features

- > One Bedroom Duplex Apartment
- > Two W.C's
- > Spacious
- > Close proximity to both Universities and hospitals
- > Potential Rental Income of £950 PCM
- > Glossop Road Baths conversion
- > Tenure: Leasehold
- > EPC rating E

Belvoir Sheffield are pleased to bring to the market this stunning one-bedroom duplex apartment which is part of the Contemporary Conversion of Historic Victorian Glossop Road Baths Building of just 21 apartments.

Located in the heart of the city in walking distance to universities and hospitals it would be ideal for a first time buyer or investor alike with potential rental income of £950 per month.

Early viewing is advised



The apartment in brief comprises of spacious entrance hallway with video intercom handset and under stairs storage cupboard housing the water cylinder, downstairs W.C with sink, beautiful open plan living area with high ceilings. The stunning kitchen has lots of wall and base units with integrated fridge freezer, oven, hob, extract fan, microwave, fridge, washer and dishwasher all included within the sale. Upstairs to the mezzanine floor is a good size bedroom with in built storage cupboard and modern family bathroom with fully tiled walls and floor and a large enclosed shower, sink, W.C. and chrome towel rail.

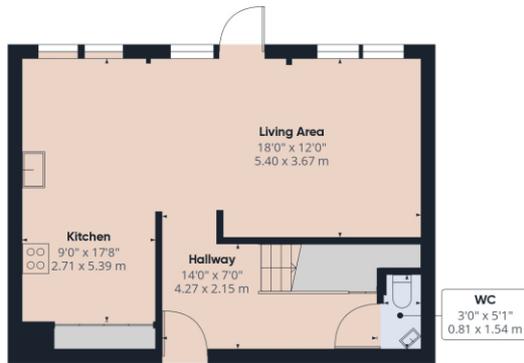
Located in the heart of the City Centre and is just a short walk to the local shops, bars and restaurants as well the Hospitals and both Universities and has fantastic transport links being on the SuperTram route.

Additional Information

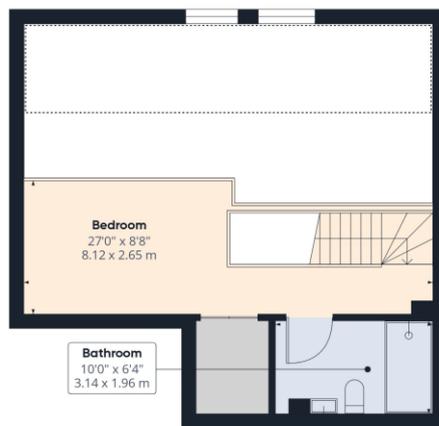
*Remaining on lease: 87 years (seller has enquired regarding extending the lease) *Service Charge £1895 Per annum *Annual Ground Rent £35 *Council Tax Band B *As advised by Vendors

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

769.19 ft²
71.46 m²

Reduced headroom

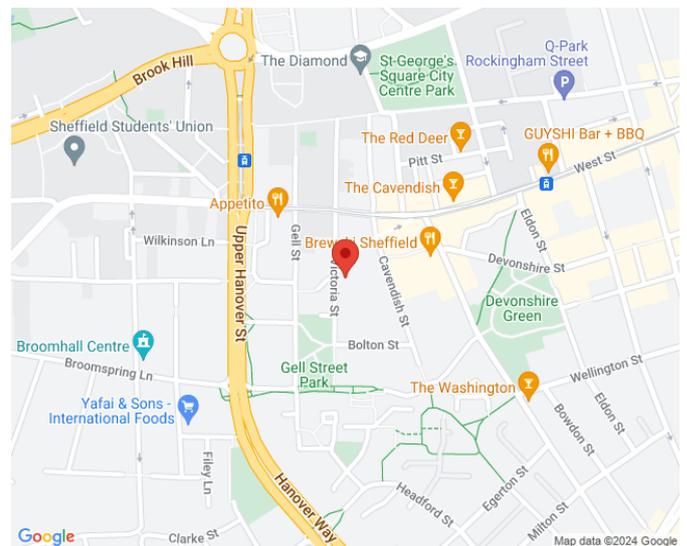
3.23 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

0114 252 5215