





Porterbrook 2, 3, Pomona Street, Sheffield, S11 8JG  
£90,000

1 1 1





## Why We Love It

This spacious studio apartment is ideally located at Porterbrook 2, just behind Ecclesall Road and a stone's throw from the heart of Sheffield City Centre. Its prime location ensures easy access to transport links, shops, bars, restaurants, and both universities, all within walking distance.

## Why You'll Love It

Inside, the apartment features a modern kitchen equipped with contemporary appliances and ample storage. The open plan living, kitchen, and bedroom area is designed for functionality and style, enhanced by neutral décor ready for you to make your own personal stamp. French doors lead onto a private balcony, offering a pleasant outdoor space and plenty of natural light.

The three-piece bathroom suite includes an overhead shower, and the apartment is designed with clever storage solutions throughout. This property is ideal for first-time buyers and investors looking for a blend of comfort, convenience, and potential in a sought-after location.

The service charge for this property is inclusive of uncapped gas utility costs, a unique feature within this building. This means that heating and hot water are covered within the service charge, providing buyers with added convenience and peace of mind, as well as predictable monthly expenses. This all-inclusive aspect makes the property particularly appealing for those seeking both comfort and cost efficiency.

## Tenure

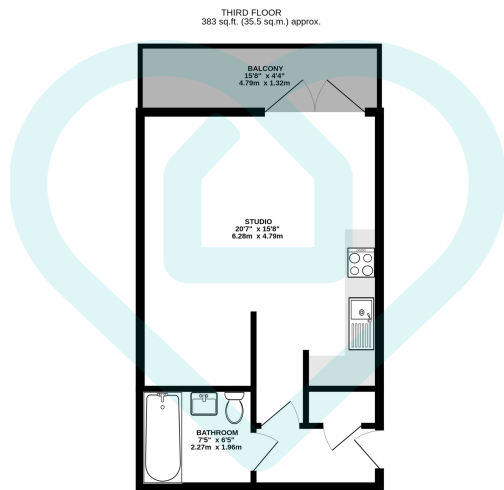
## Leasehold

Lease Start Date 01 Jan 2008

Lease End Date 01 Jun 2208

Lease Term From 2 January 2008 until 1 June 2208

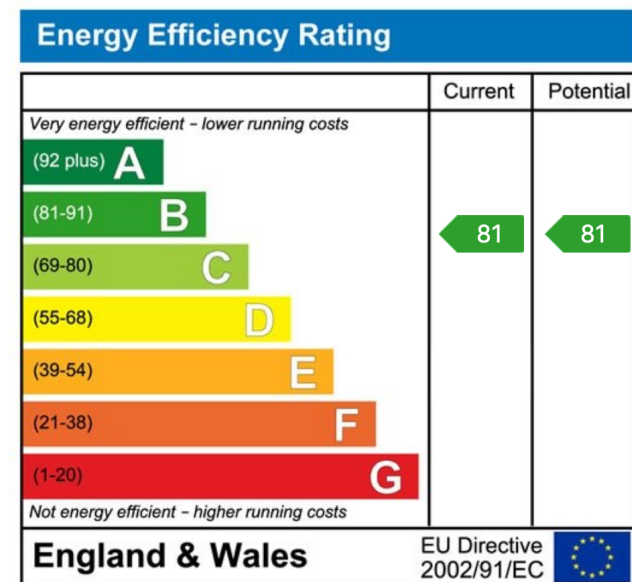




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Service Charge Includes Uncapped Gas Costs, Covering Heating and Hot Water
- Open Plan Living, Kitchen, and Bedroom Area
- Neutral Décor Ready for Personalisation
- Clever Storage Solutions Throughout
- Walking Distance to Both Universities
- Modern Kitchen with Contemporary Appliances
- French Doors Leading to Private Balcony
- Spacious Three-Piece Bathroom Suite with Overhead Shower
- Close to Transport Links, Shops, Bars, and Restaurants
- Ideal for First-Time Buyers and Investors



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## Get in touch - arrange an appointment



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