

**Bailey Street Sheffield S1 4AD
Offers In The Region Of £65,000**

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Sheffield S1 4AD

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****CASH BUYERS ONLY**** An exciting investment opportunity has arisen to purchase this superb one double bedroom apartment which forms part of a popular development in the City centre. Well presented throughout the property generates an annual income of £8400 exclusive of bills and benefits from an allocated underground parking space. Set on the 3rd floor with lift and stair access, the accommodation comprises an entrance hall, a well appointed bathroom that has a white suite with a shower over the bath, a double bedroom, and an open plan living dining kitchen. An early internal inspection of this fabulous investment property is highly recommended.

We have been informed the property currently has a B2 EWS1 Certificate.

- EXCITING INVESTMENT OPPORTUNITY
- ONE DOUBLE BEDROOM APARTMENT
- £8400 ANNUAL INCOME (EXCLUDING BILLS)
- CITY CENTRE LOCATION
- IDEAL FOR STUDENTS
- ALLOCATED UNDERGROUND PARKING
- WELL PRESENTED
- OPEN PLAN LIVING KITCHEN





LOCATION

Mandale House is located on Bailey Street which runs between Trippet Lane and Broad Lane. A perfect location for students needing access to the various University campuses and excellent amenities that Sheffield City Centre has to offer.

MATERIAL INFORMATION

The property is leasehold with a 125 year lease from 2006.

The service charge is approximately £1786.04 per year

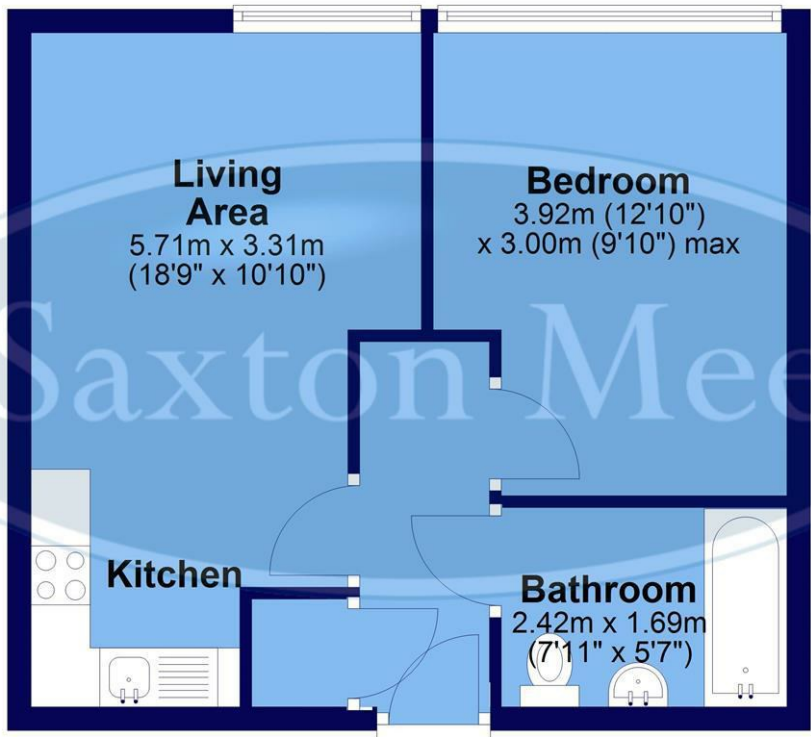
The ground rent is approximately £385.56 per year

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 36.6 sq. metres (393.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Least energy efficient - higher running costs	(1-20) G		
		81	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Least environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	