





Apt 403, West Bar House

West Bar • Sheffield • S3 7BZ

£45,000

INVESTMENT PROPERTY WITH TENANT IN SITU UNTIL 29/08/26 - CASH OFFERS ONLY

Fourth floor studio apartment in the heart of Sheffield City Centre close to Kelham Island. Superb investment opportunity which is designed for mixed use occupancy. The property is well equipped with all the furniture included. There is an open plan living area with a fitted kitchen having a range of white high gloss units complemented by contrasting worktops, two ring ceramic hob, microwave, space for a fridge/freezer, downlighters, smoke alarm, electric panel heater and picture window. Shower room having a white suite, electric shower, part tiled and extractor. Being located on the highest floor offers direct access to the roof garden and provides a stunning view. The development has lift access, reception with seating area, laundry room, gymnasium, cinema and games room and fabulous generous communal roof terrace with lovely views. West Bar House is well-placed for access to Kelham Island and the City Centre, offering a range of cafes, pubs and restaurants as well as offering access to the hospitals and universities.

Service Charge (which includes the utilities) is £1,915.90 pa Lease is 125 years, 9th January 2018. Council Tax Band A, EPC Rating C



- Fourth Floor Studio Apartment
- ATTENTION INVESTORS - CASH ONLY
- Integrated Kitchen Appliances
- Generous Communal Roof Terrace with Views
- Cinema, Games Room, Gymnasium & Laundry Room
- Service Charge (Including utilities) apprix £1,915.90 pa
- Double Glazing & Electric Heating
- Excellent Amenities & Transport Links
- TENANT IN SITU until 29/08/26
- Council Tax Band A, EPC Rating C

403 WEST BAR HOUSE

APPROXIMATE GROSS INTERNAL AREA = 19.3 SQ M / 208 SQ FT

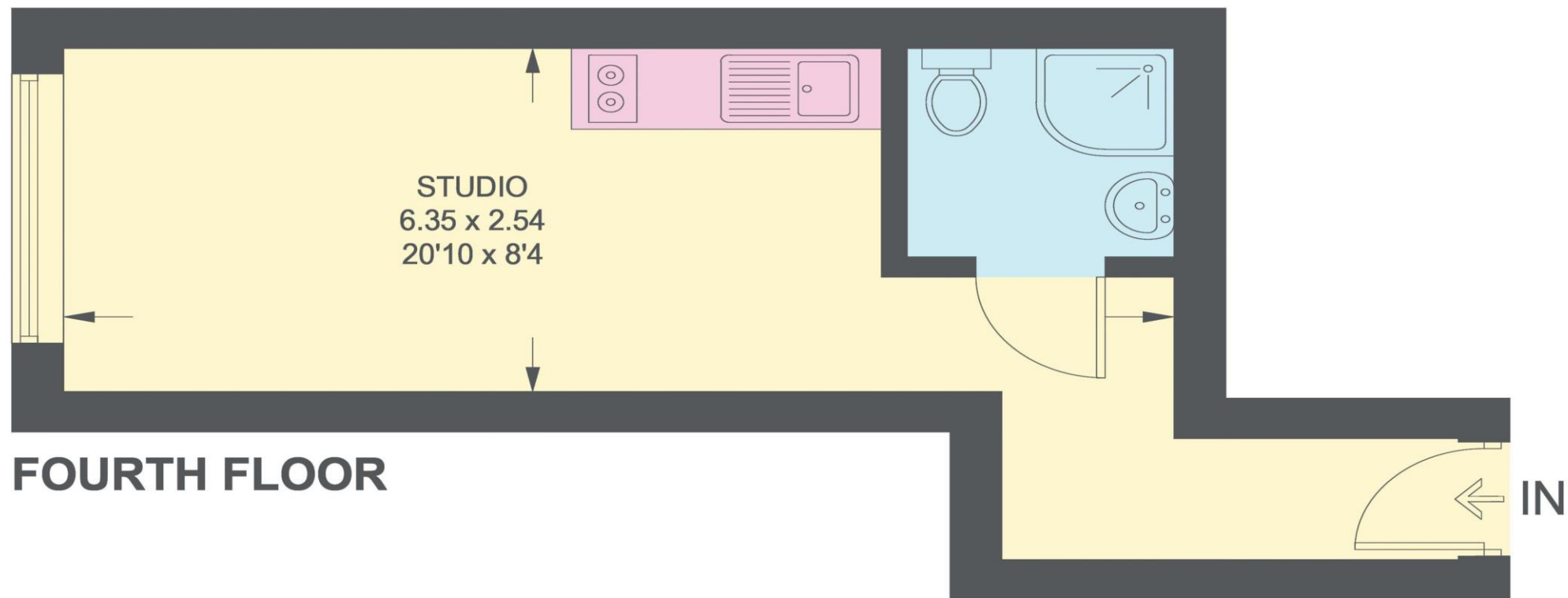


Illustration for identification purposes only, measurements are approximate, not to scale

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.