





Apartment 12 Fulcrum

22 Furnival Street • City Centre • S1 4LG

CASH OFFERS ONLY £100,000

INVESTMENT PROPERTY. CASH OFFERS ONLY. A modern one bedroom city centre apartment, situated on the third floor, with lift access, and a light and airy feel. Ideally located for access to Sheffield Hallam University, Sheffield Train Station, and the City Centre. Features include an open plan living area with a south-east facing Juliette Balcony, a modern kitchen, a stylish bathroom, and a double bedroom. Benefits from electric heating, double glazing, and a video entry system. The property is currently rented until August 2022, for £650 pcm, producing an annual income of £7,800. The property will be of interest to investors, being sold fully furnished. The apartment is on a 150 year lease from 2007 with an annual ground rent of £150 and a service charge of £1,333pa. An entrance door with a video entry system opens into a communal hallway with stairs and/or a lift providing access to the third floor. A door opens into Apartment 12: There is a reception hall with grey, wood effect flooring and an electric heater. The open plan living area has modern decor, a continuation of the flooring, feature lighting, and a south-east facing Juliette Balcony with city views. The kitchen has a range of gloss fronted units with splash-back tiling and feature pendent lighting. Included within the sale is an integrated oven, a hob with an extractor above, dishwasher, and a fridge. The double bedroom has a double, mirror fronted, fitted wardrobe, a grey coloured carpet, and a double glazed window. The bathroom is stylish, being fully tiled and having a white suite with a shower above the bath, a wash basin, WC, fitted units, a wall mirror, lighting, and a heated towel rail. A cupboard houses the washing machine.



- Modern City Centre Apartment
- One Bedroom
- Third Floor with Lift Access
- Modern Kitchen & Bathroom
- Tenanted Until August 2022

- Annual Income at £7,800
- Investment Property
- 150 Year Lease from 2007
- Ground Rent @ £150pa
- Service Charge @ £1,333pa



12 FULCRUM, 22 FURNIVAL STREET

APPROXIMATE GROSS INTERNAL AREA = 45.8 SQ M / 493 SQ FT



THIRD FLOOR

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.