

### Directions

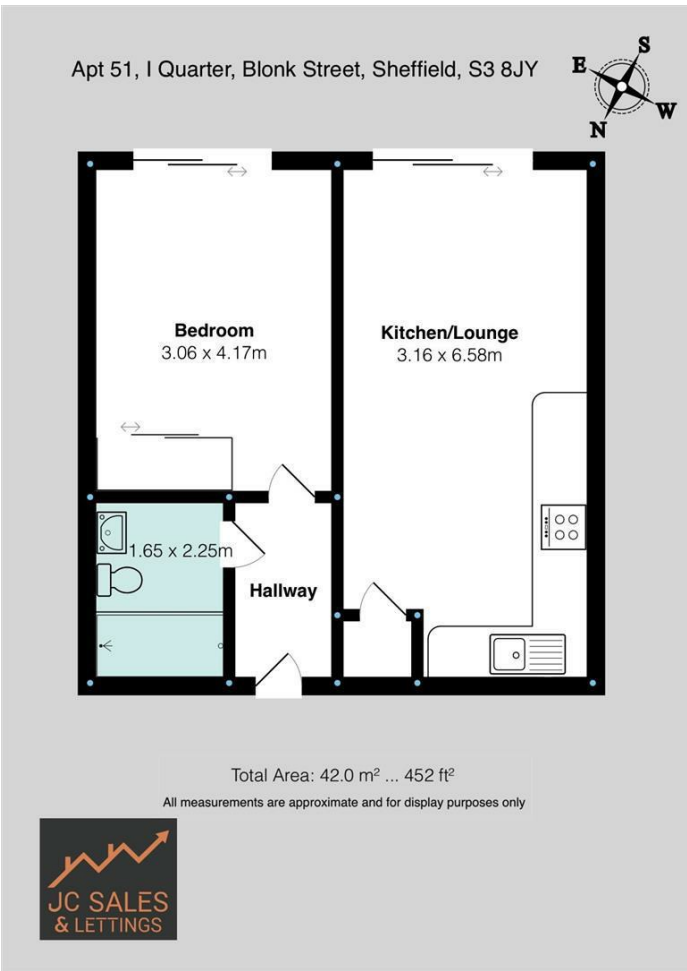
### Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Apartment 51, 10, I Quarter Blonk Street, Sheffield, S3 8BH

£90,000

- Modern Apartment
- One double bedroom
- Ideal investment opportunity
- Lift to all floors
- Viewing recommended
- City Centre location
- No upward chain
- Close to M1 Gateway
- Potential rental income of £850pcm (subject to market conditions)
- EPC Grade = B



# Apartment 51, 10, I Quarter Blonk Street, Sheffield S3

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ATTENTION INVESTORS & FIRST TIME BUYERS!!! PRICED TO SELL AT £90,000

Situated in THE HEART OF SHEFFIELD is this one bedroom, second floor apartment. MODERN and WELL PRESENTED, this property would appeal to FIRST TIME BUYERS or INVESTORS alike, with an expected rental income of £850pcm\*\*

With fantastic links to the M1, train station and local amenities the apartment could also be considered as an AIR B&B investment (subject to relevant permissions)

Available with NO UPWARD CHAIN, the apartment boasts LIFT ACCESS to all floors and a LARGE OUTSIDE COMMUNAL TERRACE AREA.

External wall fire review certificate has been obtained and is available to view upon request.

In brief the accommodation comprises: hallway, open plan kitchen / lounge, utility, bathroom and double bedroom.

EPC Grade B

\*\*subject to market conditions

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 B

Council Tax Band: A

