



**Aspect Edward Street, Sheffield S3 7GJ**

**welcome to**

## **Aspect Edward Street, Sheffield**

Welcoming a perfect investment opportunity on this one bedroom flat in Sheffield City Centre. The property has both the University of Sheffield and Hallam at their door step, it also benefits from great transport links and local amenities.



## **Hall**

The wardrobe is situated in the hall to allow more room within the bedroom. Access to the bedroom, bathroom and living area from the hall.

## **Living Space**

14' 5" x 13' 6" ( 4.39m x 4.11m )

Large windows over looking the communal grounds that are triple glazed. The kitchen is equipped with an integrated dishwasher, fridge freezer, cooker with a built in extractor and the property also offers a microwave.

## **Bedroom**

11' 1" x 7' 6" ( 3.38m x 2.29m )

The bedroom offers a built in desk area for a designated study space, ample overhead storage cupboards. A double sized ottoman bed perfect for space saving storage. With a rear facing triple glazed window.

## **Bathroom**

Walk in shower, low flush toilet, extractor fan and sink basin.



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## Aspect Edward Street, Sheffield

- ONE BEDROOM FLAT
- NO CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- ACCESS TO LOCAL AMENITIES
- UNIVERSITY OF SHEFFIELD NEARBY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in the region of

**£70,000**



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Property Ref:  
CPK114799 - 0004

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