



Spencer.

Apt 72 Smithfield, 131 Rockingham Street, Sheffield, S1 4EY

Buy —

A fabulous one bedroom apartment in the City Centre with parking space and balcony

— from *Spencer.*

- **FOURTH FLOOR! INVESTMENT OPPORTUNITY!**
- **ALLOCATED UNDERGROUND PARKING SPACE**
- **SOUTH FACING BALCONY**
- One double bedroom
- LET at £795pcm on AST
- Council Tax Band A
- EWS1 Compliant - all works complete - B1 Rating
- EPC RATING C
- What 3 words: *///scar.shins.acted*
- Fully Managed by Spencer

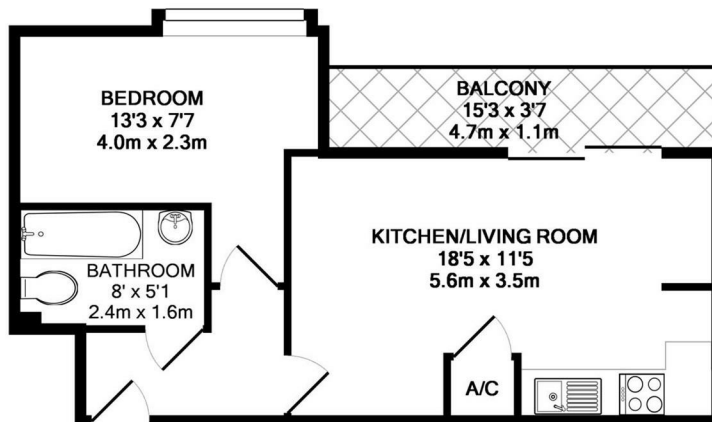
Offers Around

£110,000





Floorplan



BALCONY NOT INCLUDED IN TOTAL FLOOR AREA
TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing: Via the Agents
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