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Riverside House, 3 Edmund Court,
Sheffield, S2 4DP

BELVOIR!

OIRO £110,000



Key Features

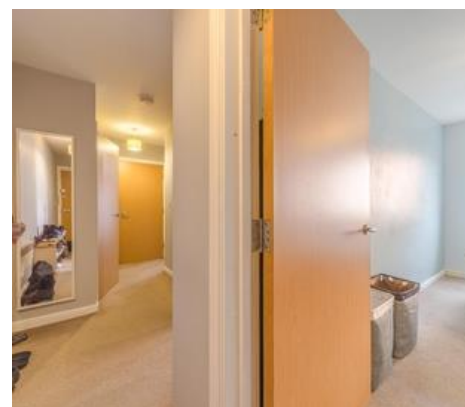
- > Two Bedroom Spacious Apartment
 - > Secure Allocated Parking
 - > No Chain
- > Potential Rental Income £9,300 PA
 - > Ground Floor
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are pleased to offer to the market this SPACIOUS TWO BEDROOM Ground Floor apartment with NO CHAIN.

Located in the popular S2 area of Sheffield close to the City Centre Hospitals and universities.

With SECURE ALLOCATED PARKING and Internal Intercom system.

Ideal for first time buyers or Investors with a potential rental income of £775 PCM!



The property consists of long hallway entrance with storage cupboard, spacious open plan living room / kitchen area with sliding patio doors giving a light and airy feel to the room. There are two double bedrooms and a good size modern family bathroom with shower over bath. The property has Electric heaters, double glazing and is neutrally decorated throughout.

There is allocated parking for one vehicle, a secure internal intercom system and gated access into the car park for extra security. The communal areas are well maintained.

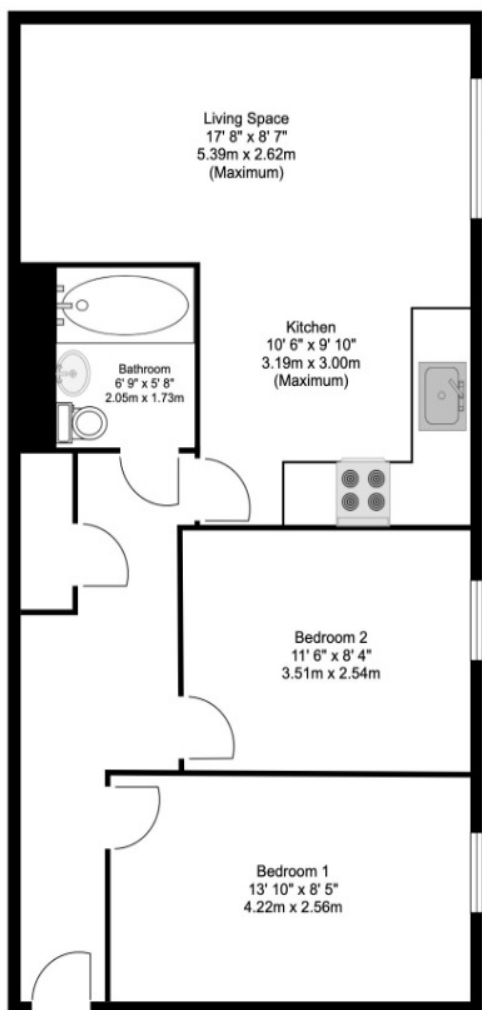
Located in the popular S2 area of Sheffield just 1 mile from the City Centre. Close to a range of amenities and great transport links in and around the city.

Additional Information

*Lease Expiry date 2106 *Ground Rent £150 Per annum *Service Charge approx £1300 Per annum *Council Tax Band B *As advised by Vendors

Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Ground Floor Approximate
Floor Area 627.9 SQ. FT.
(58.33 SQ. M.)

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



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