



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

## Asking Price £220,000

\*\*\* GUIDE PRICE OF £220,000 - £230,000\*\*\*

Hunters Hillsborough present an ideal investment opportunity in the heart of Sheffield City Centre. This larger than average two bedroom third floor apartment is currently tenanted in contract until 1 Aug 2024 with a rental income of £1,200 pcm. The highly desirable Royal Plaza development is ideally located with a vast range of amenities and public transport links including the Sheffield Supertram on your doorstep. By day and night you will find a superb variety of bars, restaurants, cafes and shops within walking distance. The Sheffield University buildings are close by, along with the Sheffield Teaching Hospitals. Entry to the building via security fobs and there is 24 hour security patrol and CCTV. The apartment briefly comprises: Large entrance hallway, open plan lounge diner and fully equipped kitchen with a range of wall and base units and integrated appliances including dishwasher, microwave, oven, hob and a washer/dryer. UPVC door off the lounge to a spacious balcony. En-suite master bedroom with shower and W/C, further double bedroom and a bathroom. Secure allocated parking space included in the sale. Access to the well maintained quiet and peaceful gardens in the centre of the complex

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## General Remarks

### TENURE

This property is Leasehold with 976 years remaining at a cost of £100 a year, service charge is £2,720.29 per annum.


### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



