



Queen Street Sheffield S1 2DW  
Guide Price £35,000



# Queen Street

Sheffield S1 2DW

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GUIDE PRICE £35,000-£40,000 A superb investment studio apartment is offered for sale with no onward chain, and located close to all of the excellent amenities that Sheffield City Centre has to offer. Well presented throughout the property can be let to students or professionals with the building benefiting from an onsite gymnasium, residents lounge, communal gardens and 24h security.

Situated on the 5th floor the property comprises a studio room which accommodates a bed area, desk, kitchen and living space, with a separate shower room.

Queen Street can be found in the heart of the professional sector of Sheffield City Centre between West Bar and Campo Lane. The location is ideal for a number of excellent independent eateries on Campo Lane including the amazing Urban Deli. A short walk then gets you to Fargate in a couple of minutes, via the Cathedral, where Sheffield's city centre shopping precincts are located. The Universities are also easily accessible by foot or by local transport. This development is in an area of the city which is well-established architecturally but is up and coming residentially, a superb address.

Rental Income £720.00 per 4 week

Tenure - Leasehold

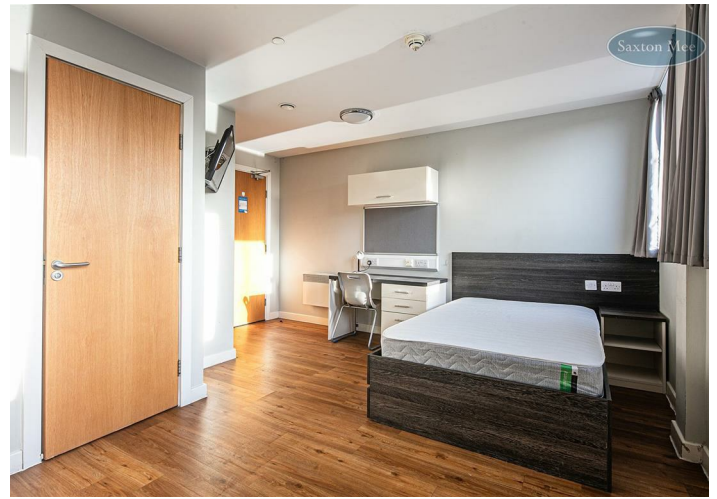
Length of Lease - 250 years from 2014

Ground Rent - TBC

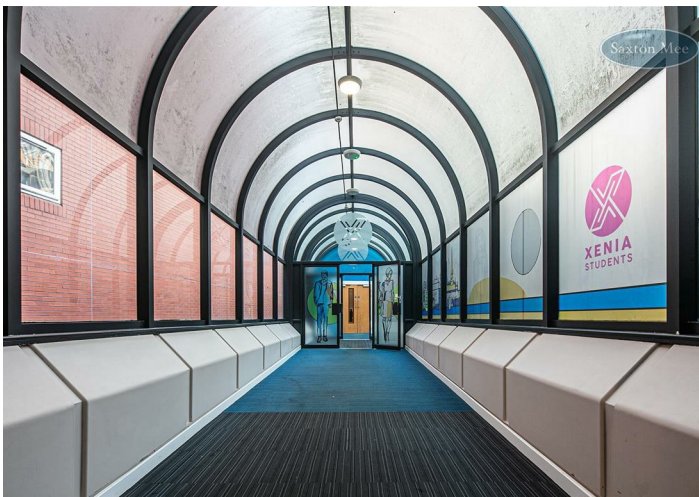
Service Charge - £2,821.08 per annum

Council Tax Band - A

- FANTASTIC INVESTMENT OPPORTUNITY
- FIFTH FLOOR APARTMENT
- LIFT ACCESS
- CITY CENTRE LOCATION
- ONSITE GYM ACCESS
- COMMUNAL RESIDENTS LOUNGE
- COMMUNAL GARDENS
- 24 HOURS SECURITY
- GOOD TRANSPORT LINKS
- GOOD LOCAL AMENITIES







# NOTES

Please note that the internal photographs and floor plan are from a similar studio.

# VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Top Floor

Approx. 20.2 sq. metres (217.9 sq. feet)



Total area: approx. 20.2 sq. metres (217.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	