

Flat 133, 98, Shire House, Napier Street, Sheffield, S11 8JA



# Flat 133, 98, Shire House, Sheffield, S11 8JA

## Description

A well presented, one double bedroom apartment that is situated in the desirable Shire House that forms part of this well regarded development located at the foot of the trendy Ecclesall Road. The property benefits from no onward chain and will be perfect for a broad range of buyer. With modern fixtures and fittings in all the right places, no issues with cladding (EWS1 form on file if requested) and a decent rental return of £800 per calendar month this is a great investment property and it will also appeal to first time buyers (no stamp duty), post grads, final year students needing some peace and quiet to study and also the professional market who want to live somewhere so close to the city. The location couldn't get more convenient, on the very edge of the city centre yet also close to the main city hospitals, universities, train station and a great social scene on both the cosmopolitan Ecclesall Road and Abbeydale Road where there are a number of independent bars, cafes and restaurants.

- One double bedroom.
- 150 year lease from 2006 and a combined ground rent and service charge cost of £1973 per annum.
- Excellent EPC rating of C79 helping to keep costly utility bills down.
- No onward chain and vendor happy to negotiate on all furniture, fixtures and fittings if required.
- Vendor has 10 further properties for sale in this development if of interest to the investor market.
- Valid EWS1 form in place so no problems with mortgage lenders.
- Council Tax Band B.
- Open plan living with access to a balcony.
- Modern bathroom.
- Electric heating and fully double glazed.

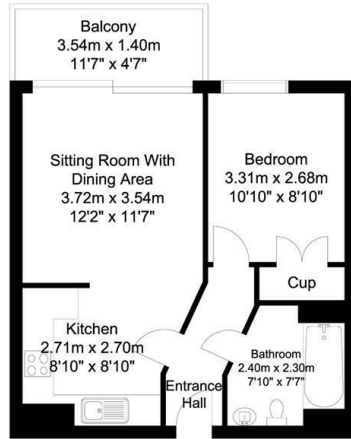








41 sq m/441.32 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



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