

Apt 422 Printworks 85 Headford Street

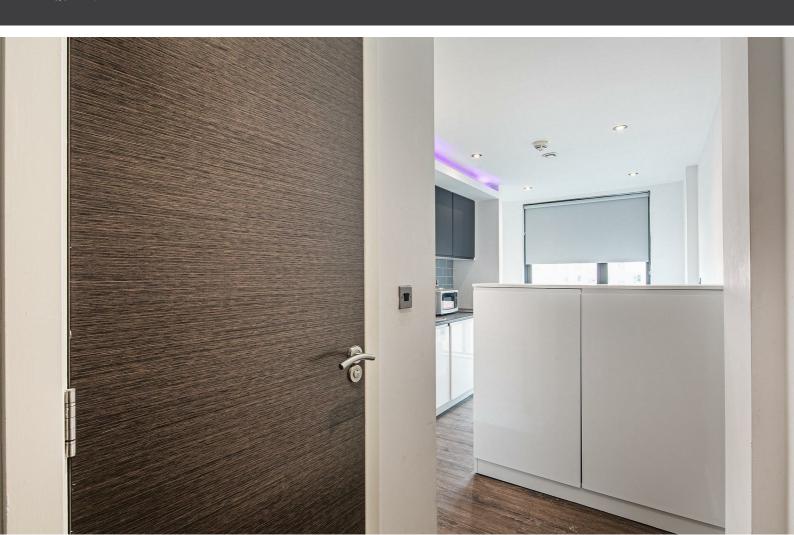


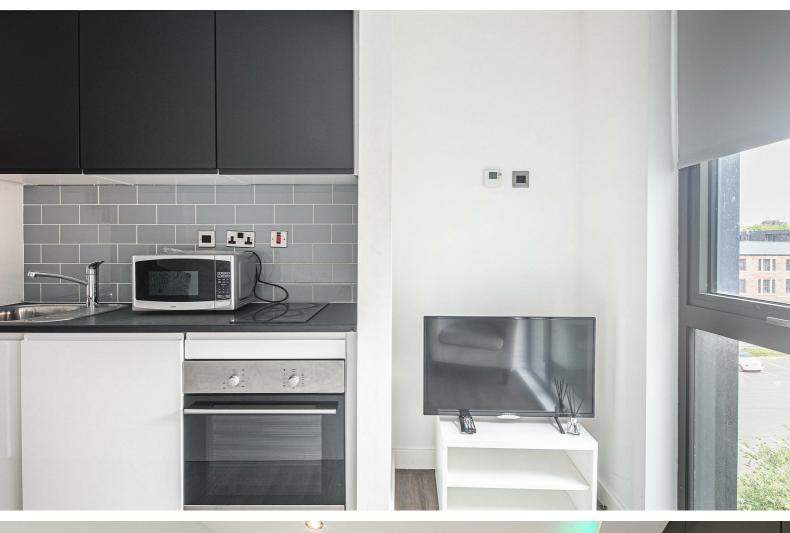


Description

Forming part of this modern development, on the fringe of the city centre and the fashionable, lower part of Ecclesall Road, close to both universities and the main city hospitals. This smart studio features contemporary fixtures and fittings in all the right places and will be perfect as an alternative to the usual student accommodation, ideal for a first time buyer or, with its attractive rental income of circa £750 pcm to the investor market alike. NO ONWARD CHAIN AND A MOTIVATED SELLER WHO HAS TWO OTHER PROPERTIES FOR SALE ON THIS SITE IF MORE UNITS ARE REQUIRED.

- Studio apartment.
- Superb rental returns of approx £750 pcm.
- Council Tax Band A.
- Residents Gymnasium with modern
- Superb location in the city centre, close to the universities and hospitals.
- No onward chain.
- 186 years left on the lease (ground rents and service charges to be confirmed)
- Modern fixtures and fittings in all the right places.
- Residents laundry room.
- Excellent EPC rating of C77.



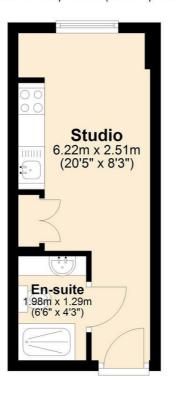




Floor Plan

Fourth Floor

Approx. 15.6 sq. metres (167.9 sq. feet)



Total area: approx. 15.6 sq. metres (167.9 sq. feet)

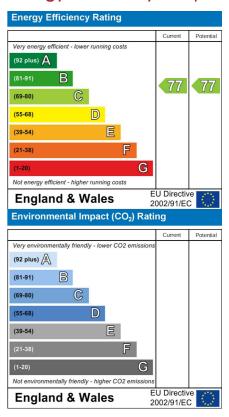
Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.