

Apt 322a Print Works, 85 Headford Street

# Sheffield, S3 7WQ

### Description

A stylish studio apartment that forms part of this modern development that was constructed in 2016. These studios will appeal to a broad range of buyer including the investor market who will be encouraged by the great yields they can get from buying at £50,000 and renting back out for approx £750 pcm. The location is ideal for people who work in the city centre, everything can be found close by, within a short walk with the lower, cosmopolitan part of Ecclesall Road being accessed just over the ring road. The property is located just down the road from Devonshire Green which is a fabulous place in the warmer months of the year and hosts some of the events during the Tramlines Festival. This super development includes residents laundry facilities and a good gymnasium and this property is available with no onward chain.

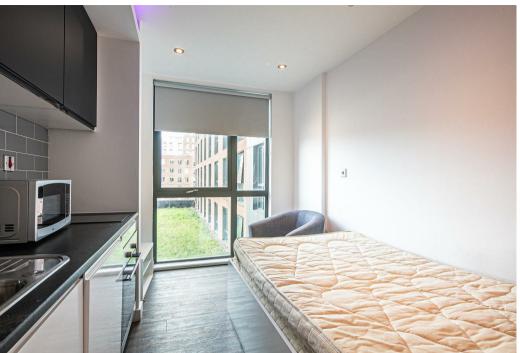
- Studio apartment.
- No onward chain.
- Superb rental returns of approx £750 pcm.
- 186 years left on the lease (ground rents and service charges to be confirmed)
- Council Tax Band A.
- Modern fixtures and fittings in all the right places.
- Residents Gymnasium with modern equipment.
- Residents laundry room.
- Superb location in the city centre, close to the universities and hospitals.
- Excellent EPC rating of C78.









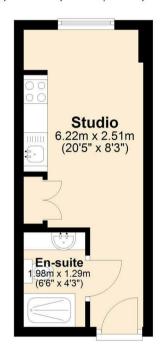






## **Third Floor**

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



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





#### Bakewell

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#### **Banner Cross**

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#### Rotherham

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.