



Apt 322a Printworks, 85 Headford Street, Sheffield, S3 7WQ

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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 a potential rental of £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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

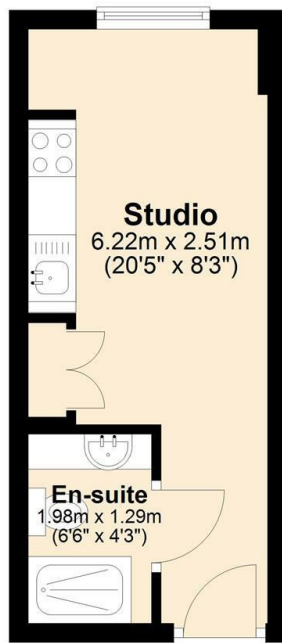
- FOR SALE VIA MODERN METHOD OF AUCTION
- STARTING BID £18,000
- Buyers Fees apply (see description)
- Superb rental returns of approx £750 pcm.
- Council Tax Band A.
- Modern fixtures and fittings in all the right places.
- Residents Gymnasium with modern equipment.
- Residents laundry room.
- Superb location in the city centre, close to the universities and hospitals.
- Excellent EPC rating of C78.



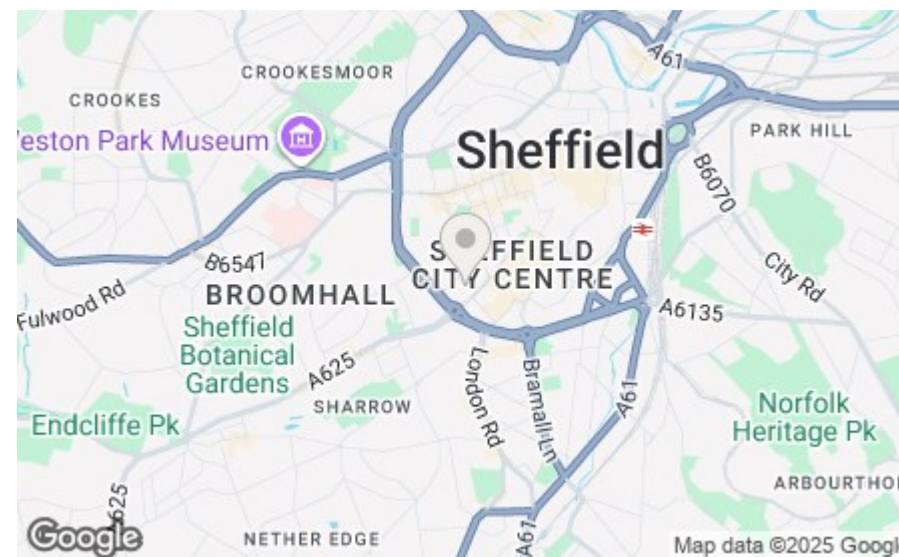


Third Floor

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



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



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