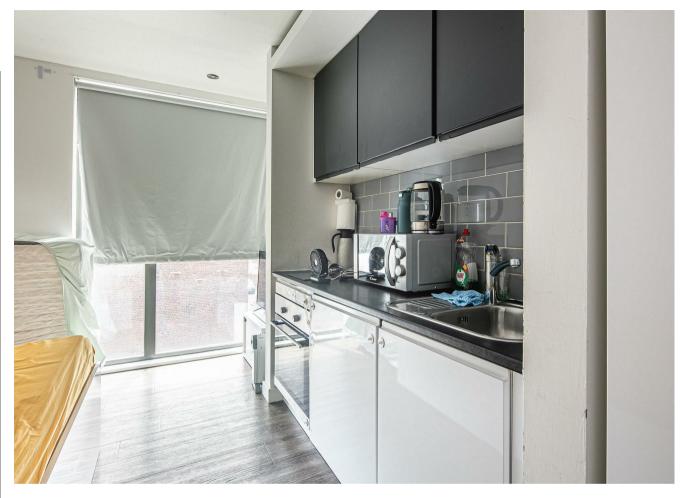


Apt 213 Printworks, 85 Sheffield, S3 7WQ

Description

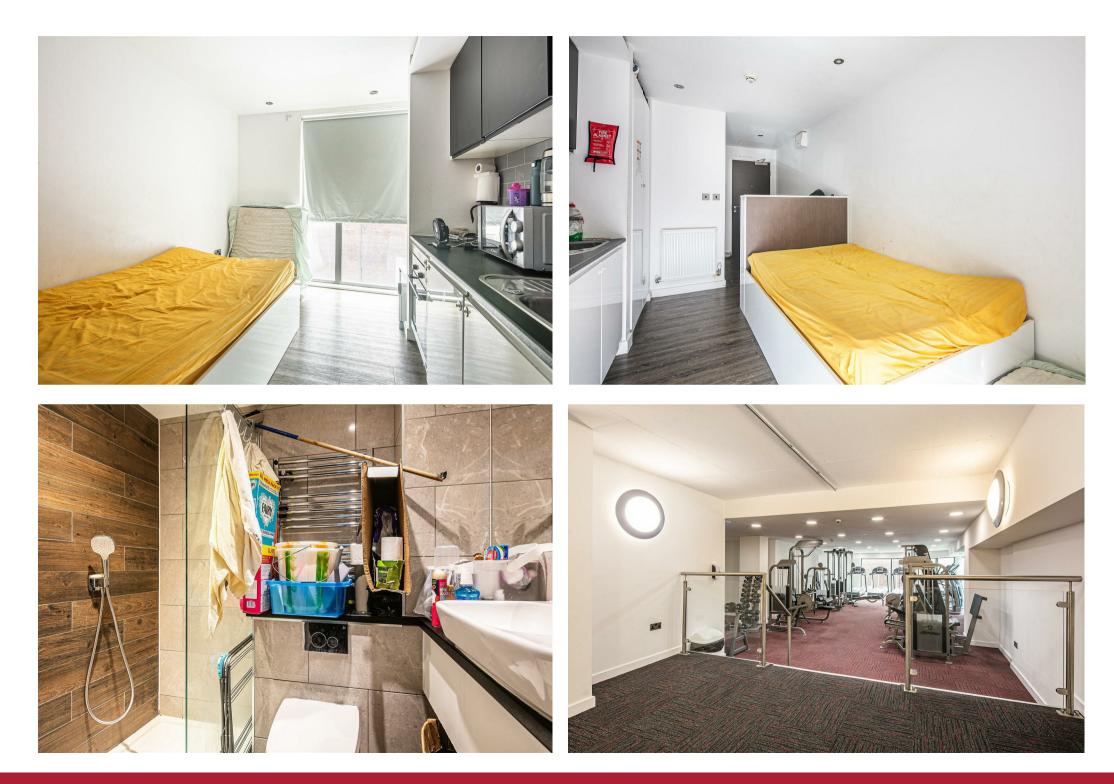
A stylish studio apartment that forms part of this modern development that was constructed in 2016. These studios will appeal to a broad range of buyer including the investor market who will be encouraged by the great yields they can get from buying at £50,000 and renting back out for approx £750 pcm. 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.

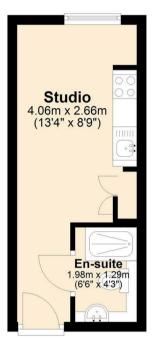








Second Floor Approx. 15.6 sq. metres (167.9 sq. feet)



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





Bakewell **Banner Cross** Dore Hathersage Rotherham EADON 3 Royal Oak Place 888 Ecclesall Road 33 Townhead Road Main Road, Hathersage 149 Bawtry Road LOCKWOOD Matlock Street **Banner** Cross Sheffield Hope Valley Wickersley Bakewell DE45 1HD Sheffield S11 8TP S17 3GD Derbyshire S32 1BB Rotherham S66 2BW & RIDDI T:01629 700699 T: 01142 683388 T: 0114 2362420 T: 01433 651888 T: 01709 917676 ESTP 1840 E: bakewell@elr.co.uk E: bannercross@elr.co.uk E: dore@elr.co.uk E: peakdistrict@elr.co.uk E: wickersley@elr.co.uk

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.