



Columbia Place, 77 Fornham Street,
City Centre, Sheffield, S2 4AR



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OIRO £117,500

- 2 Bedroom Apartment
- Third Floor
- No Chain and Vacant Possession
- Secure Intercom Access
- Short Walk to Train Station
- Close to Sheffield Hallam University
- Leasehold
- EPC rating C

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Belvoir Sheffield are delighted to bring to the market this recently redecorated two-bedroom third-floor apartment, ideally located in Sheffield City Centre and within close proximity to Sheffield Train Station.

Offered with vacant possession and no onward chain, the property is EWS1 compliant and presents an excellent opportunity for first-time buyers, professionals or investors, with potential rental income of approximately £800 per month.



The accommodation comprises a spacious entrance hallway leading into a bright and well-proportioned open-plan living and dining area, featuring patio doors with a Juliet balcony.

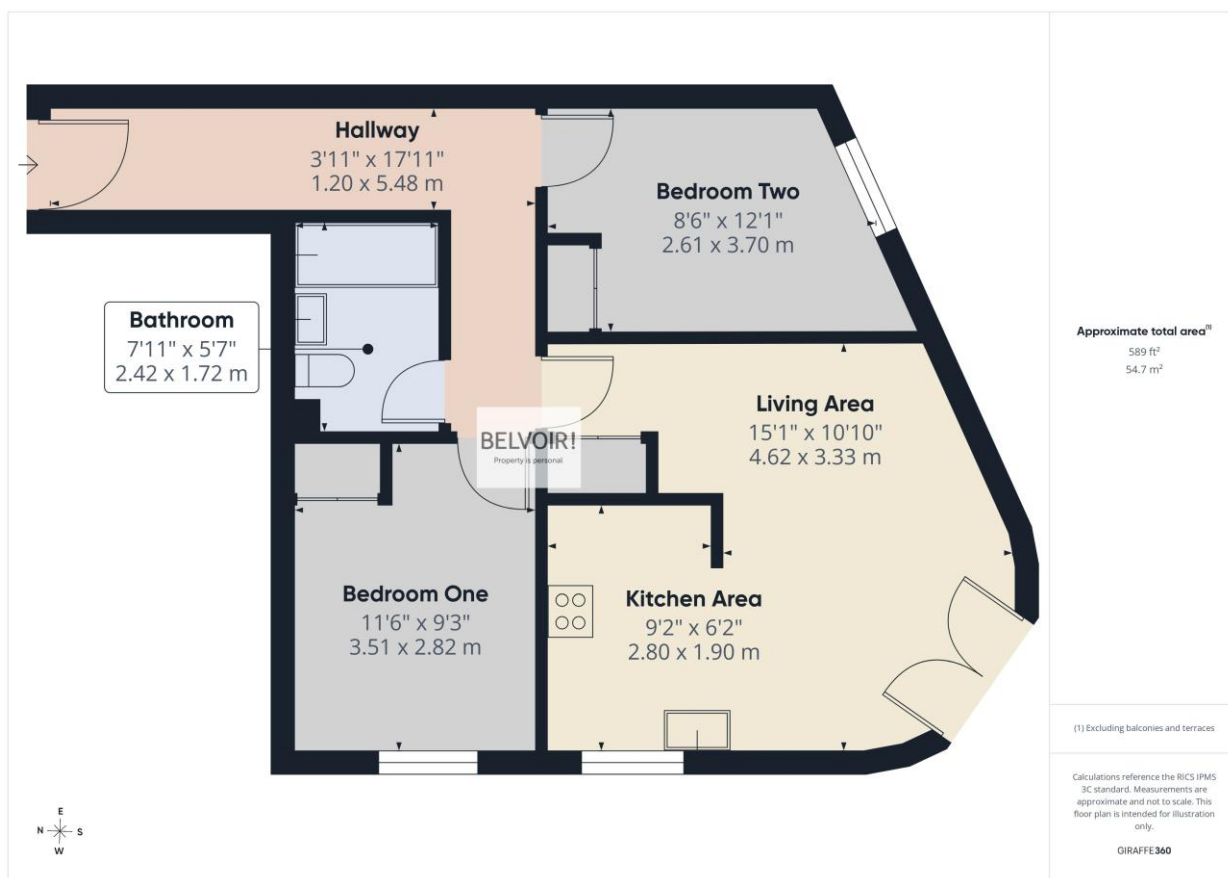
The modern kitchen is fitted with a range of wall and base units and includes a selection of integrated appliances, including an oven, hob, extractor fan and washing machine, together with a freestanding fridge freezer.

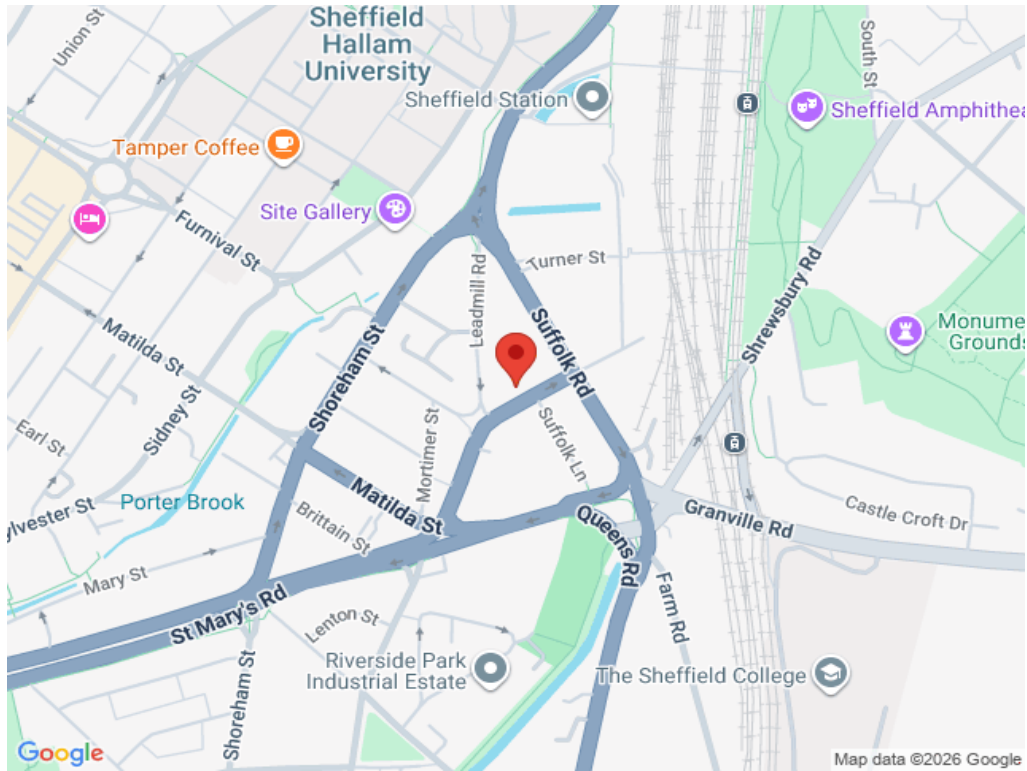
There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a stylish bathroom fitted with a bath and shower over, WC and wash basin.

Ideally positioned within walking distance of Sheffield Hallam University and Sheffield Train Station, the apartment is also conveniently located for a wide range of shops, cafes, restaurants and bars. Offering contemporary accommodation in a vibrant city centre location, this property represents an excellent opportunity for both owner-occupiers and investors.

*Lease remaining: 78 years (The seller is currently taking advice regarding a statutory lease extension, and further details are available on request) *Ground Rent: TBA (potentially included within Service Charge Figure) *Service Charge £1624 per annum *Council Tax Band A *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.





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