



Cutlery Works, 33 Lambert
Street, City Centre, Sheffield, S3
7BG

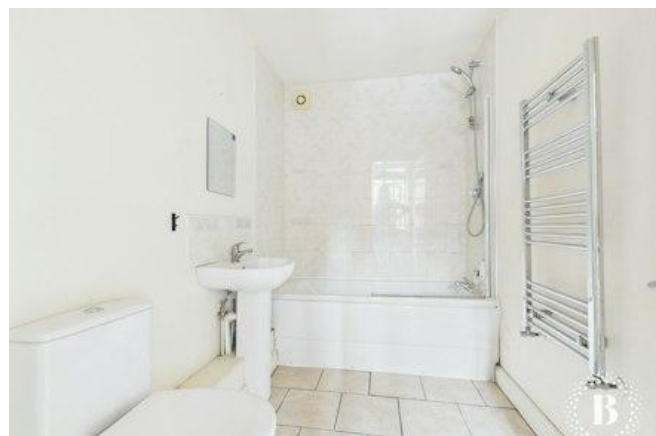


OIRO £75,000

- Spacious Studio
- Gated Development
- Potential Net Yield of 8.7%
- City Centre Location
- Beautifully Converted Well-Maintained Development
- Ideal First Home
- Leasehold
- EPC rating C

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Belvoir Sheffield are delighted to present this attractive first-floor studio apartment, situated within the sought-after Cutlery Works development.

Set within a secure, gated community, this property combines historic character with modern convenience and would make an ideal purchase for first-time buyers or investors alike.

With potential rental income of £650 per calendar month, it also offers an appealing buy-to-let opportunity.



The apartment features a well-designed open-plan layout, incorporating living, kitchen and sleeping areas into one bright and versatile space. The contemporary kitchen is fitted with integrated appliances, including an oven, hob, fridge and washing machine, providing practical and convenient everyday living.

The bathroom is well appointed and comprises a bath with shower over, wash basin and WC.

Cutlery Works is a characterful residential development, converted in 2007, offering a distinctive blend of historic charm and modern living. Ideally positioned within easy walking distance of Sheffield's universities and city centre amenities, the property is also well placed for public transport links, providing convenient access to the wider city and beyond.

The apartment currently has a tenant in situ, who is due to vacate in December 2026. This provides flexibility for an investor looking to secure a property for future letting or for an owner-occupier wishing to move in once vacant possession is available.

*Remaining Lease 105 years *Ground Rent £150 Per annum *Service Charge £970 per annum + £159 buildings insurance *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.

Bathroom
9'0" x 5'6"
2.74 x 1.70 m

Hallway
3'11" x 5'8"
1.20 x 1.74 m



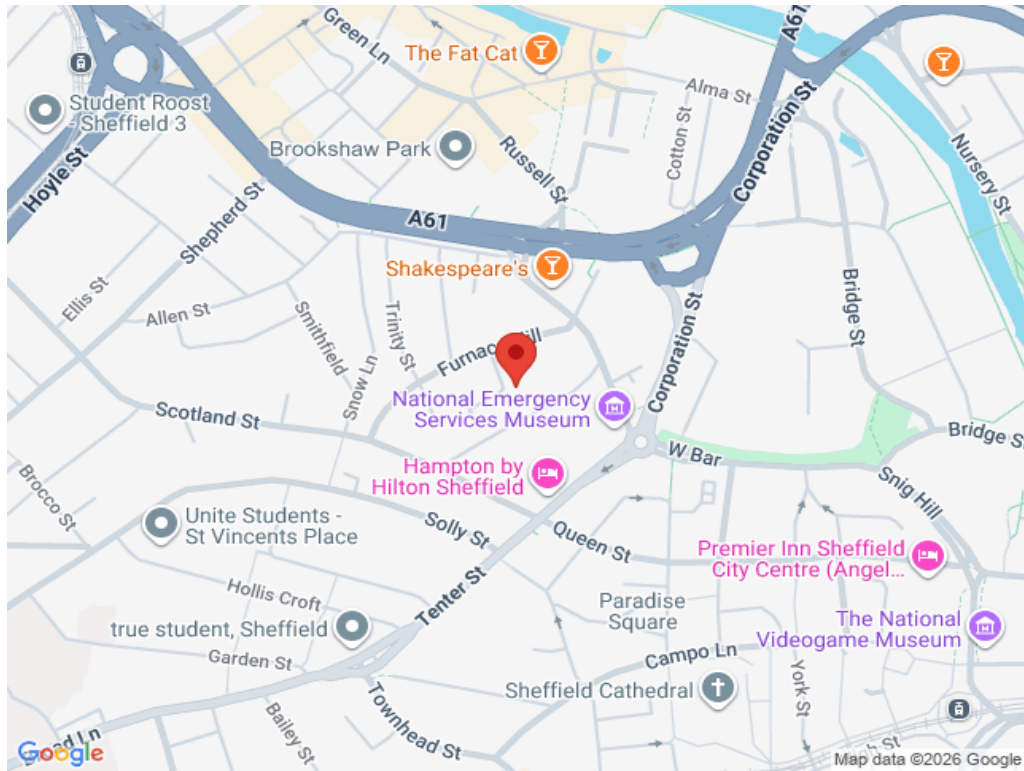
Approximate total area⁽¹⁾
340 ft²
31.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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