



Beeches Bank, Norfolk Park, Sheffield



OIRO £115,000

- Two Bedroom Apartment
- Allocated Parking
- Currently tenanted paying £795pcm but can be sold with vacant possession
- Ideal Investment
- Popular Norfolk Park Area
- Second floor
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to bring to the market this spacious and well-presented two-bedroom apartment, positioned on the second floor of a popular residential development in the sought-after Norfolk Park area of Sheffield. Offering bright, modern accommodation throughout, the property represents an excellent investment opportunity, with tenants already in situ currently paying £795 per calendar month.

The apartment is entered via a generous hallway providing access to a useful storage cupboard which houses the washing machine. The heart of the home is the bright and spacious open-plan living and kitchen area, offering a versatile space ideal for both relaxing and entertaining, further enhanced by access to a good-sized Juliette style balcony. The modern kitchen is fitted with a range of contemporary wall and base units, an integrated electric oven and gas hob, while the living area is neutrally decorated and carpeted, creating a comfortable and inviting atmosphere.

There are two well-proportioned double bedrooms, both offering excellent space and flexibility, along with a modern family bathroom fitted with a three-piece suite comprising a WC, wash basin and bath with overhead shower.

Additional benefits include one allocated parking space.

The property is ideally located for access to the Sheffield SuperTram network and a range of local amenities, with shops, schools and green spaces all within easy reach, making it a convenient and



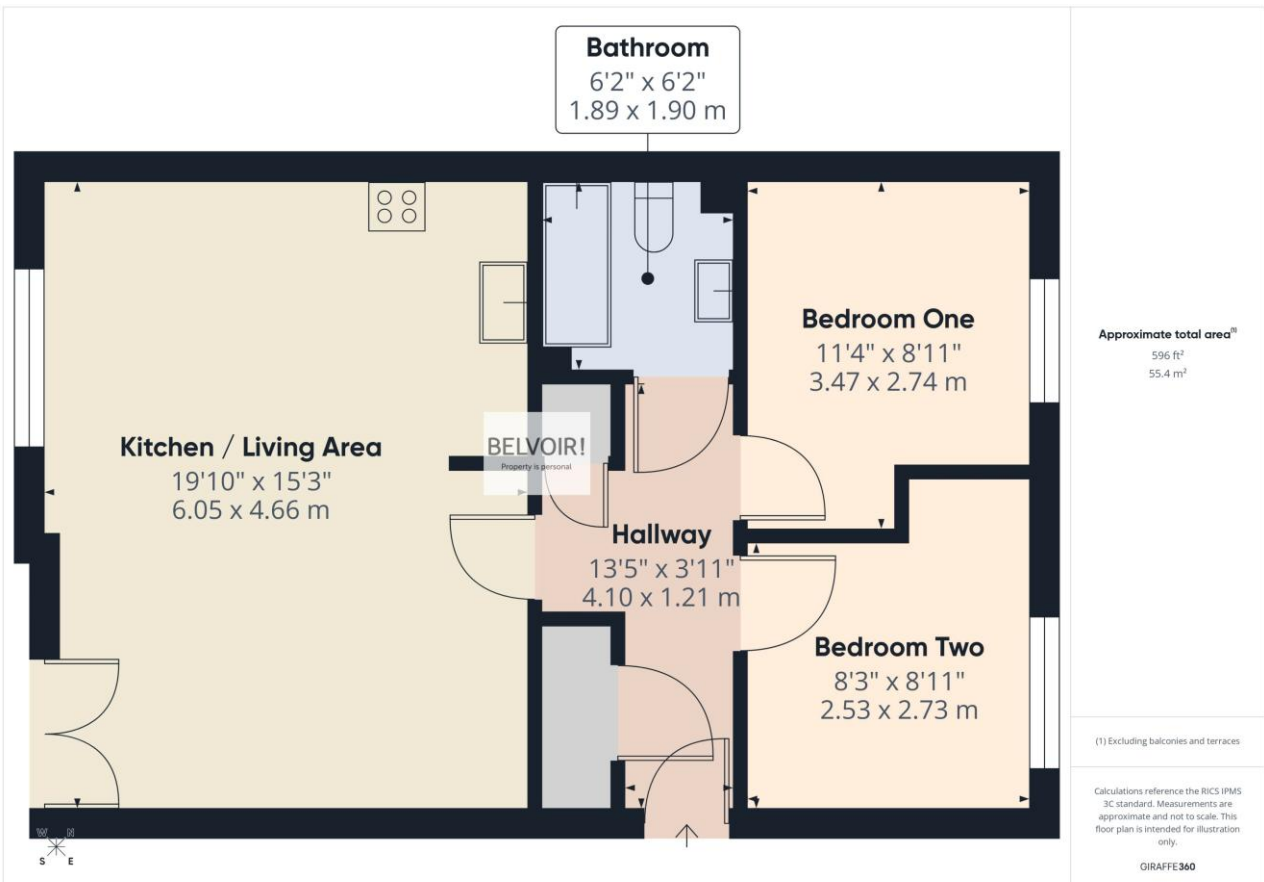
desirable location.

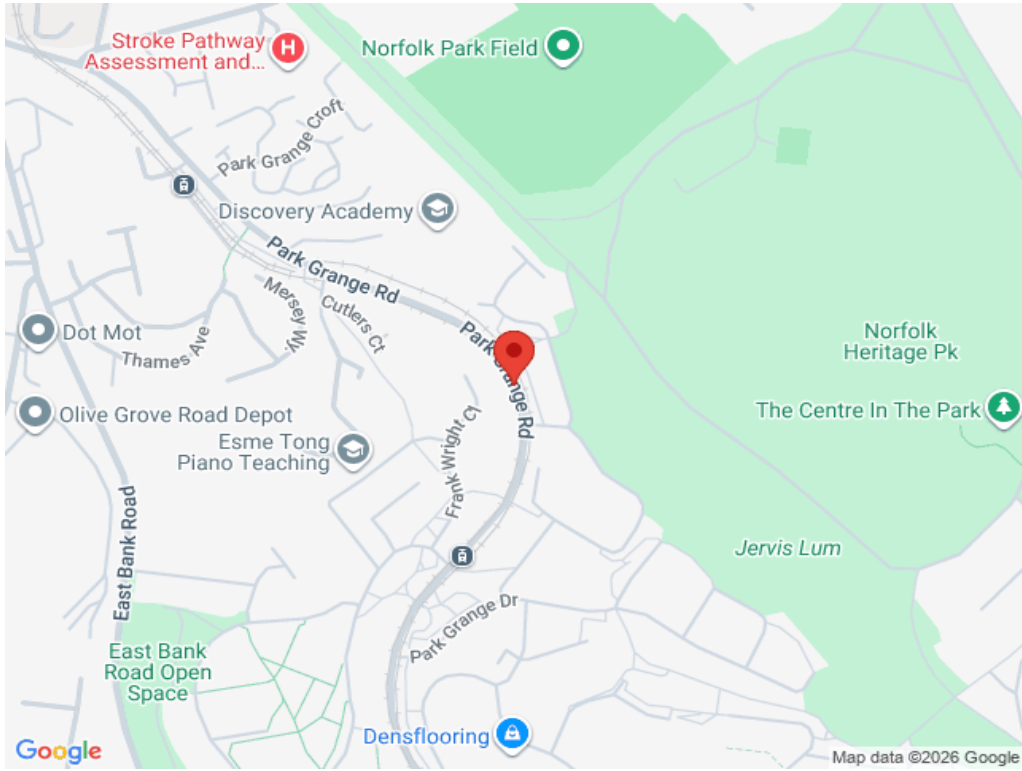
The property has a strong rental history and is currently let on a rolling monthly contract at £795 per calendar month. Tenant happy to remain if purchased by an investor.

*Lease remaining : 104 years *Service Charge approximately £970.20 every 6 months *Ground Rent £60 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Belvoir

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