

City Wharf, 1 Nursery Street, City Centre, Sheffield, S3 8GF

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OIRO £78,500

- One Bedroom Apartment
- Potential 8.5% Net Yield
- Popular City Centre Location
- Sold with Vacant Possession or Tenant in Situ
- Current Rent £660 (Potential £725)
- Third Floor
- Leasehold
- EPC rating D







Belvoir Sheffield are delighted to present this attractive third-floor, one-bedroom apartment, ideally situated in the heart of Sheffield City Centre.

Conveniently located within easy reach of Sheffield's universities, hospitals and excellent transport links, this property represents an ideal opportunity for first-time buyers and investors alike.

The accommodation briefly comprises a welcoming entrance hallway with a larger-than-average storage cupboard, which houses the hot water cylinder and washing machine. The spacious open-plan living, dining and kitchen area provides a bright and versatile space, with a range of wall and base units, an integrated oven, hob and extractor fan, alongside a freestanding fridge freezer, all of which are included in the sale.









The apartment further benefits from a generous double bedroom with carpeted flooring and a modern family bathroom, comprising a bath with shower over, wash hand basin and WC.

Enjoying a prime city-centre location, the property is within easy walking distance of Sheffield's universities, hospitals, shops, restaurants and leisure facilities. Excellent public transport links also provide convenient access throughout the city and beyond.

The property is currently tenanted, generating a rental income of £660 per calendar month (£7,920 per annum). For investors, this offers the opportunity to acquire a property with an existing rental income. Alternatively, notice can be served to the tenant for purchasers wishing to occupy the apartment themselves.

*Remaining Lease 179 years *Ground Rent £75 Per annum *Service Charge £1824 per annum *All furniture can be included within the sale if desired by the purchaser *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.



Approximate total area[1]

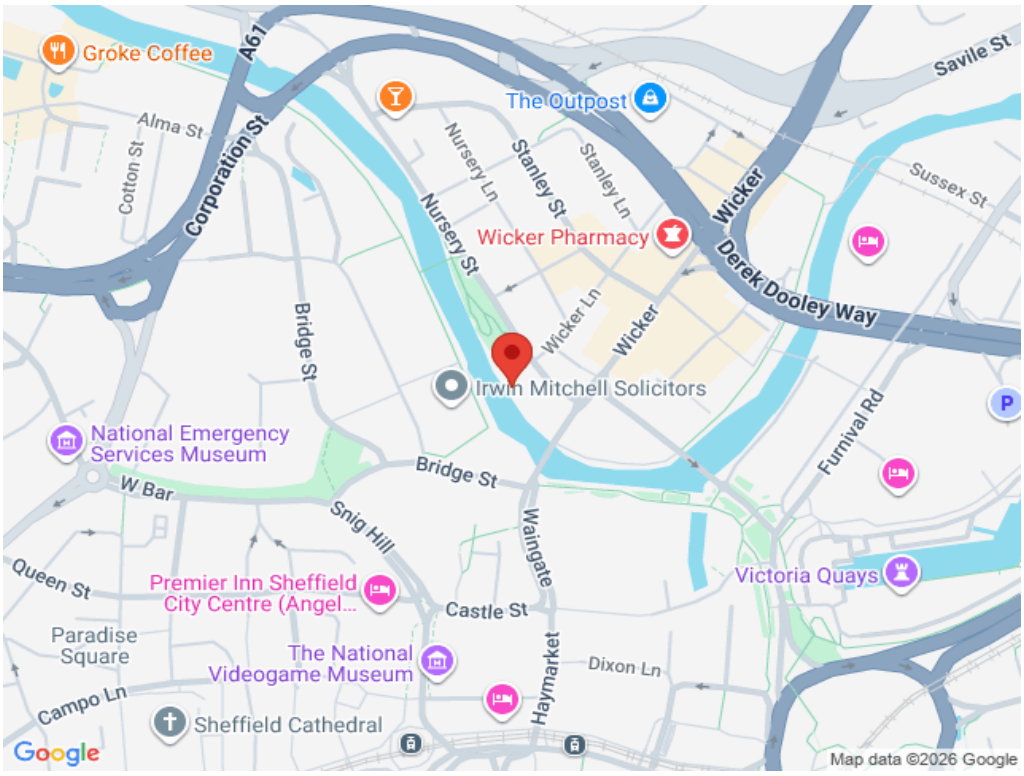
480 ft²

44.6 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.

GIRAFFE360



Belvoir

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