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Palatine Gardens, 16 Henry Street,  
Sheffield, S3 7EQ

**BELVOIR!**

OIRO £89,750



### Key Features

- > One Bedroom Apartment
- > Desirable development
  - > Available with vacant possession or tenant in Situ
- > Secure Bike storage area
- > Open Plan Living Kitchen Area
  - > Double Bedroom
- > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to present this one-bedroom, ground-floor apartment in a highly popular location close to Sheffield's universities and hospitals.

An ideal purchase for first-time buyers or investors, with a current rental income of £700 per month.



This stylish apartment briefly comprises a modern kitchen with a range of wall and base units, complete with an integrated oven, hob, and extractor. The bright living area features a floor-to-ceiling window, allowing plenty of natural light to fill the space.

The spacious bedroom benefits from fitted wardrobes and access to the bathroom, which includes an enclosed shower, WC, sink, and chrome heated towel rail. Finished to a high specification throughout and offered fully furnished, this property represents a fantastic addition to any investment portfolio, boasting an attractive net yield of 7.7%.

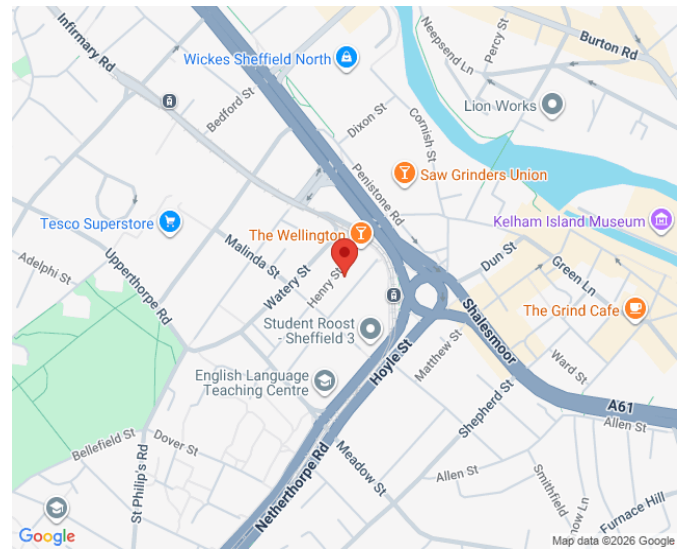
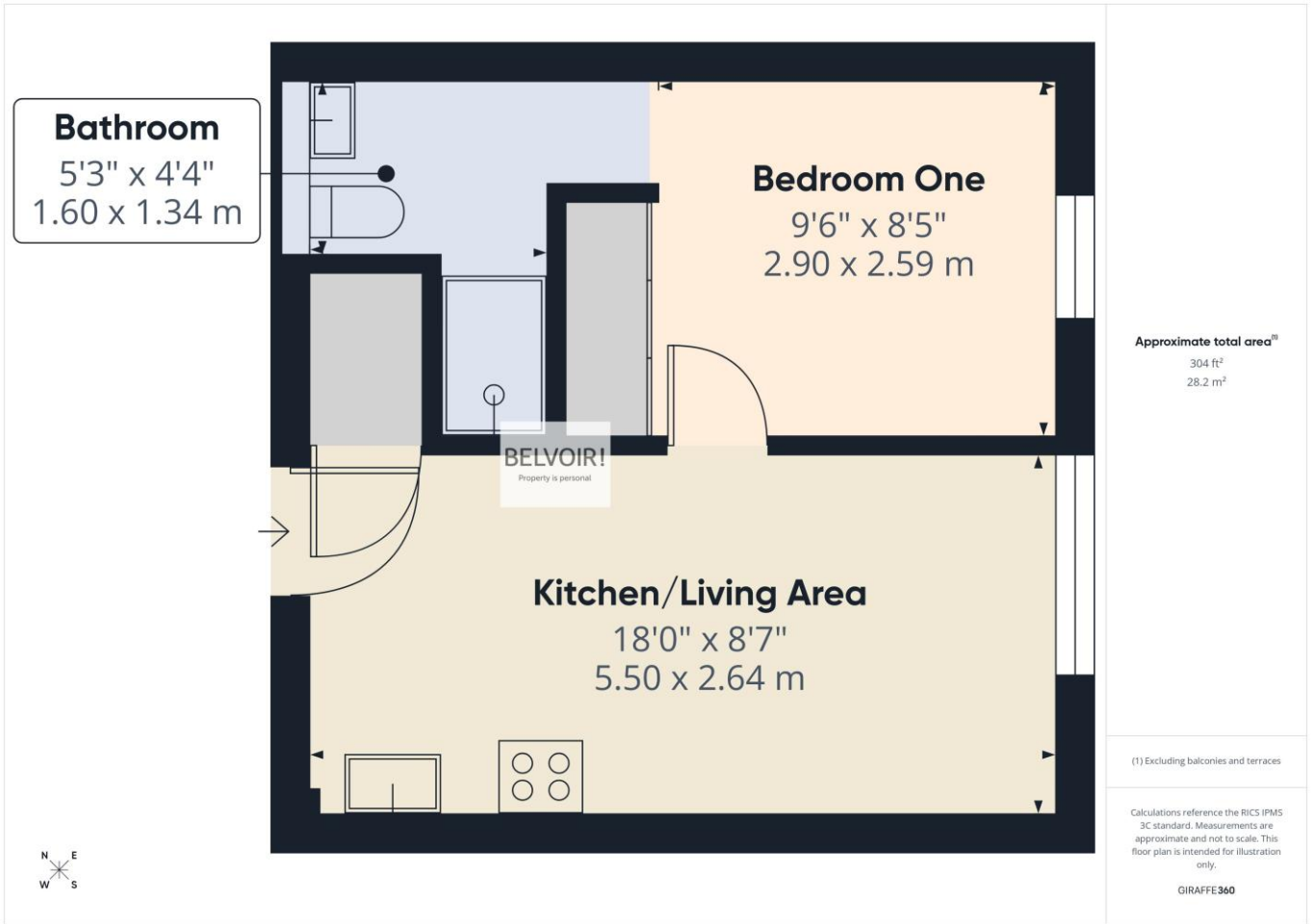
Additional benefits include secure bike storage.

The apartment is within walking distance of the city centre and Kelham Island, and benefits from excellent transport connections, with nearby tram and bus routes providing easy access across the city.

The property is currently let at £700 PCM. The tenant is happy to remain in situ should the property be purchased by an investor. Alternatively, notice can be served to provide vacant possession for an owner-occupier

**Additional Information:** \*Lease: 241 years remaining \*Annual Ground Rent £331.00 Ground Rent Terms: Increases every 5 years but the next increase will be capped at £250 as new legislation comes into force \*Annual Service Charge: £1160 \*Council Tax Band B \*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.



Contact us today to arrange a viewing...

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0114 252 5215