

### Viewings

Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

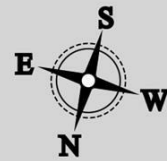
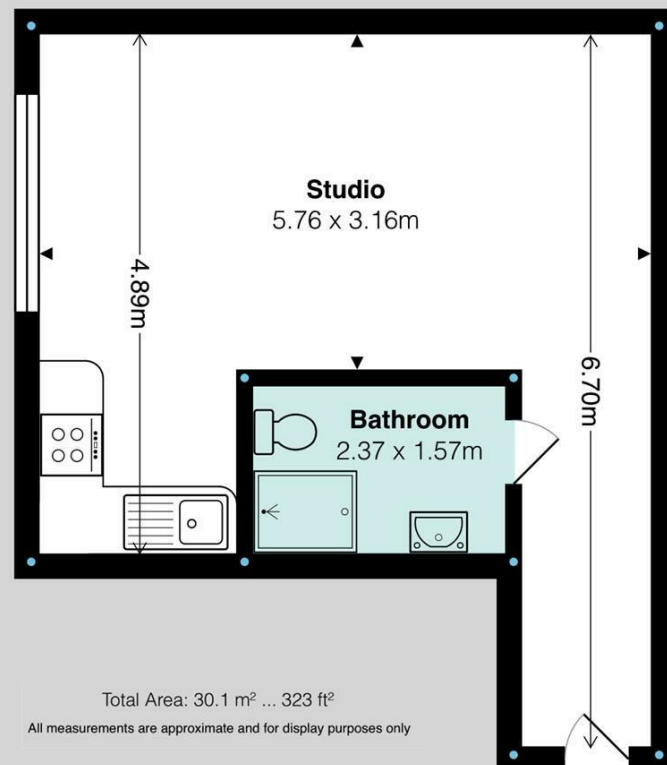
### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Apartment 18 Cutlery Works, 33 Lambert Street, Sheffield, S3



Apartment 18, 33, Cutlery Works Lambert Street, Sheffield, S3 7BG

Guide price £70,000

- No Chain
- Ground Floor Studio Apartment
- Close to an Abundance of Local Amenities
- Well Presented
- No Vendor Chain
- Ideal For Investor or First Time Buyer
- City Centre Location
- Highly Sought After Development
- Viewing Highly Recommended
- EPC Grade D

# Apartment 18, 33, Cutlery Works Lambert Street, Sheffield S2 7DE

\* NO CHAIN!\*

IMMACULATELY PRESENTED studio apartment occupying an enviable position on the GROUND FLOOR of this HIGHLY SOUGHT AFTER development.

Situated in SHEFFIELD CITY CENTRE and close to an ABUNDANCE OF LOCAL AMENITIES, public transport links and access to the motorway network.

Ideal for a first time buyer, investor to add to their property portfolio or to purchase as a second home - ideal for being in the city centre.

An early viewing is highly recommended to avoid disappointment.

EPC Grade D.



Council Tax Band: A

