



Blackwell Place, Sheffield, S2
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OIRO £110,000

- Vacant Possession & No Chain
- Ground Floor Apartment (with stairs to access)
- Walking Distance to City Centre
- Two Bedrooms
- Family Bathroom
- Popular Development
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to bring to the market this spacious two-bedroom ground floor apartment, ideally situated within a popular residential development and within easy walking distance of Sheffield City Centre.

Offered for sale with no onward chain and vacant possession, this well-proportioned apartment would make an ideal purchase for first-time buyers, professionals or investors, with a potential rental income of approximately £850 per calendar month.

Although classed as ground floor the property is accessed via a few steps so is not disability friendly.

The apartment benefits from a spacious entrance hallway with useful built-in storage, along with a large utility/storage cupboard which also benefits from plumbing for a washing machine. The accommodation continues into a bright and versatile open-plan living and kitchen area. The kitchen is fitted with a range of wall and base units together with freestanding appliances.



There are two well-proportioned double bedrooms and a family bathroom, which is fitted with a bath, WC, wash basin and heated towel rail. The bathroom also benefits from a useful additional storage cupboard.

The property is ideally located for access to Sheffield City Centre and benefits from excellent transport links, including the Sheffield Supertram network, as well as a wide range of local shops, amenities and leisure facilities within easy reach.

An excellent opportunity for a first-time buyer, professional purchaser or investor looking for a well-located two-bedroom apartment close to Sheffield City Centre. Early viewing is highly recommended.

Additional Information: *Leasehold with approximately 88 years remaining on the lease *Ground rent is £10 per annum *Service charge is £930 per annum *The approximate cost to extend the lease by 999 years would be £2,500 plus approximately £3,000 in legal fees. *Council Tax Band A. *As advised by the 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⁾
629 ft²
58.5 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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