



Cutlery Works, 33 Lambert  
Street, City Centre, Sheffield, S3  
7BG



**OIRO £95,000**

- \*Allocated Parking Included\*
- One Bedroom Apartment
- Second Floor
- Gated Development
- City Centre Location
- Ideal First Home or Investment
- Leasehold
- EPC rating C

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**Belvoir**



Belvoir Sheffield are delighted to present this superb one bedroom apartment, located within the desirable Cutlery Works development — a secure, gated community in a prime city location. This stylish property benefits from allocated parking and is an ideal purchase for both first-time buyers and investors.

This well-presented apartment welcomes you with a spacious entrance hall, complete with an intercom system and ample room for coats and shoes.

The property benefits from a bright and open-plan kitchen and living area, featuring an integrated oven, hob, and extractor, with a freestanding fridge and washing machine all included within the sale.



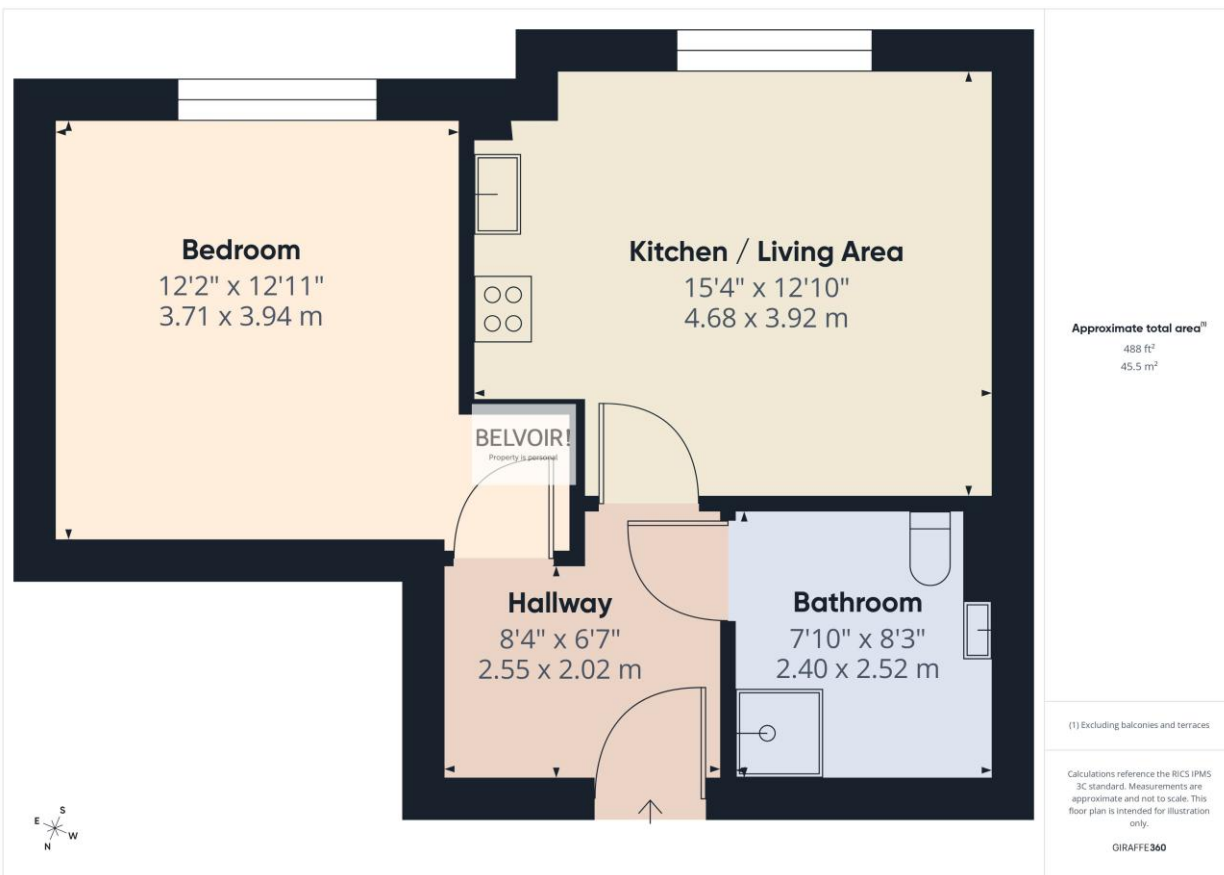
The accommodation further comprises an exceptionally large double bedroom, offering generous proportions rarely found in similar properties, along with a larger-than-average bathroom fitted with an enclosed shower, wash basin, WC, and heated towel rail. The bathroom also provides excellent additional space, giving buyers the option to install a bath if desired.

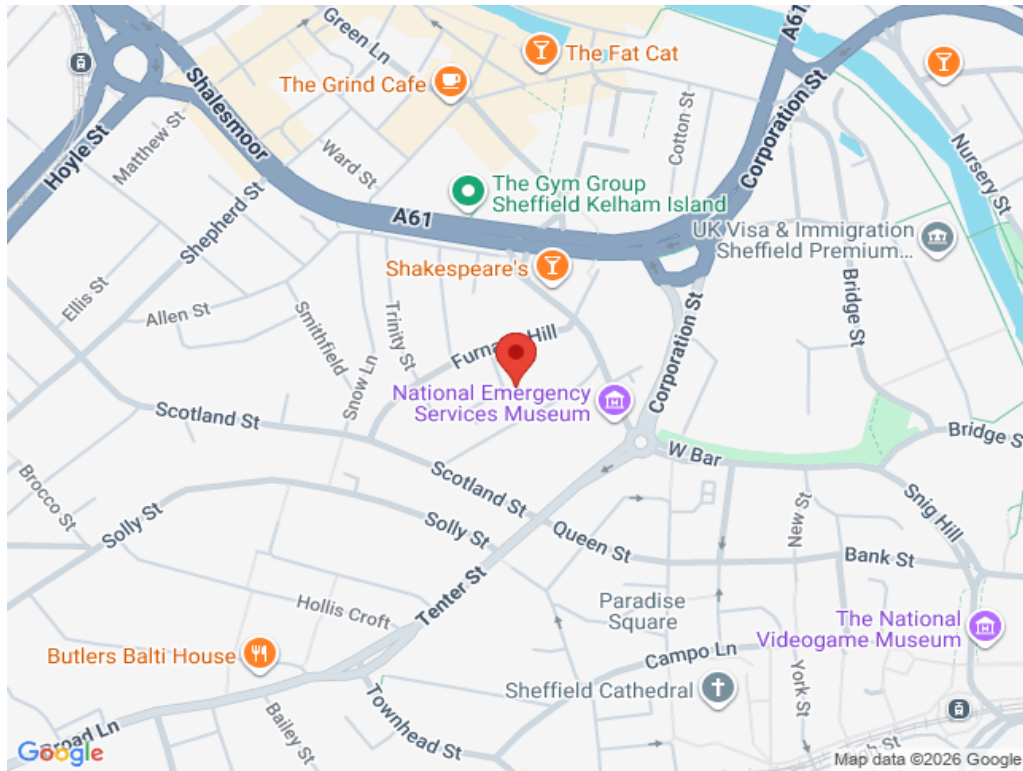
Located in Cutlery Works - a gated residential development full of historic character - this apartment complex was converted in 2007 and offers a unique blend of heritage charm and modern living. Perfectly positioned in a prime city centre location, it's within walking distance of Sheffield's universities and offers excellent transport links throughout the city and beyond.

The property is currently tenanted, generating a rental income of £800 per calendar month, with the tenant happy to remain in situ, making it an ideal investment opportunity. Alternatively, notice can be served should a purchaser wish to occupy the property themselves.

\*Remaining Lease 105 years \*Ground Rent £150 Per annum \*Service Charge £1580 per annum + £250 buildings insurance \*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.





# Belvoir

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