



West Point, 35 Trippet Lane,
City Centre, Sheffield, S1 4EJ



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OIRO £110,000

- Walking Distance to Universities and Hospitals
- One Bedroom Apartment
- City Centre
- Ideal for First Time Buyer or Investor
- EWS1 Available with A1 Rating
- Potential Rental Income of £775 Per Month
- Leasehold
- EPC rating C

Because property is personal with...

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Belvoir Sheffield are delighted to present this beautifully presented one-bedroom, third-floor apartment, ideally located in the heart of Sheffield city centre.

Offered to the market with no onward chain, this property is perfectly suited to first-time buyers or investors seeking to expand their portfolio, with a potential rental income of approximately £775 per month. An EWS1 certificate with an A1 rating is available.

The accommodation briefly comprises a spacious entrance hallway with a useful storage cupboard housing the water cylinder.

The bright and well-presented living area features an intercom system and a large window/patio door opening onto a Juliet balcony, allowing for an abundance of natural light. The kitchen area is fitted with a range of wall and base units, along with integrated appliances including an oven, hob, and extractor fan.



The property benefits from a generously sized double bedroom, complete with fitted wardrobes with sliding doors and two windows, further enhancing the light and airy feel.

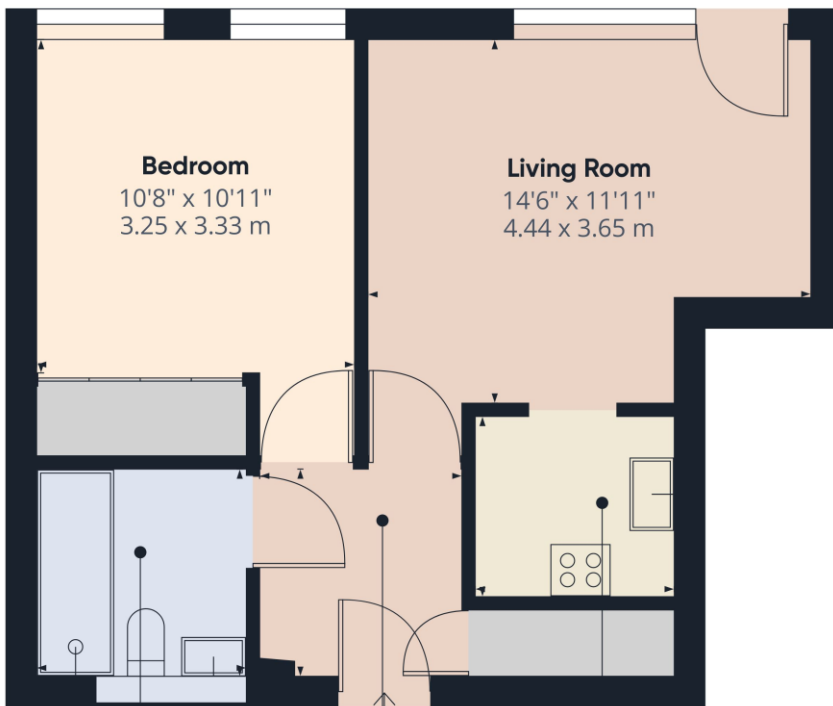
A contemporary bathroom completes the accommodation, comprising a fully enclosed shower, WC, wash basin with storage beneath, and a heated towel rail.

Situated in a prime city centre location, the apartment is within walking distance of local universities and hospitals, with excellent transport links and a wide range of amenities right on the doorstep.

****Photos were taken prior to current owner moving in****

*Lease end date 31/12/2151 *Service Charge £1,327 Per annum - there is also an annual building and terrorism insurance of £513.30 in addition to the service charge *Annual Ground Rent £150.00 - increases every 25 years - next increase is in 2028 to £250 per annum *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.



Bedroom
 10'8" x 10'11"
 3.25 x 3.33 m

Living Room
 14'6" x 11'11"
 4.44 x 3.65 m

Bathroom
 7'1" x 6'6"
 2.18 x 2.00 m

Hallway
 6'7" x 7'4"
 2.01 x 2.24 m

Kitchen
 6'8" x 5'10"
 2.04 x 1.80 m

Approximate total area⁽¹⁾
 473.67 ft²
 44.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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