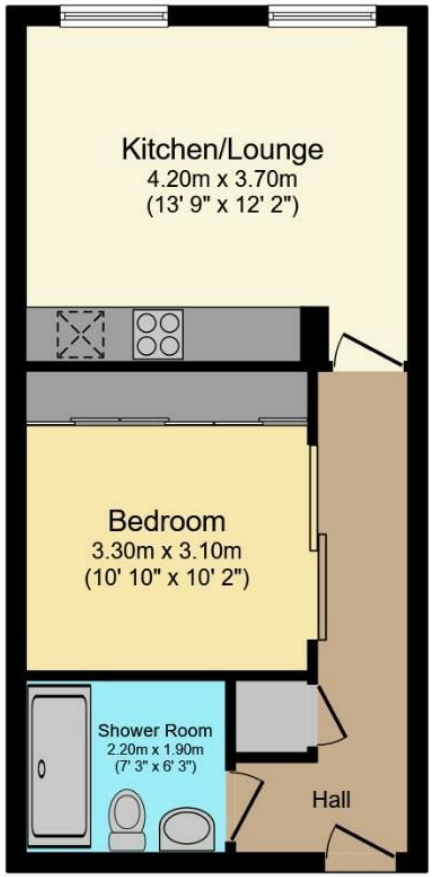

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320 Upper Allen Street, Sheffield, S3 7GT

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Asking Price £60,000

Hunters Hillsborough are delighted to present a 3rd floor one bedroom apartment situated in the Q4 Development Ideally placed for the Sheffield City's amenities including the Supertram Network system, the University of Sheffield and many shops, bars and restaurants. Currently rented out at £550 PCM which could easily be increased in line with market value to around £625, this could be a ready made investment opportunity. This modern development commands an imposing position at the corner of Upper Allen Street and Brocco Street. Entry into the building via secure intercom into the communal entrance with access to stairs and lifts to all floors. Entrance hallway with laminate flooring through to the open plan living space. Utility cupboard having space for a washer/dryer. Bathroom with white three piece suite comprising bath, shower over bath, sink basin and W/C. Double bedroom with a full wall of built-in wardrobes. Spacious open plan lounge, kitchen diner with a large floor to ceiling window and space for a sofa and dining table. The kitchen area has a good range of wall and base units with a built-in electric oven, hob, fridge, freezer and dishwasher.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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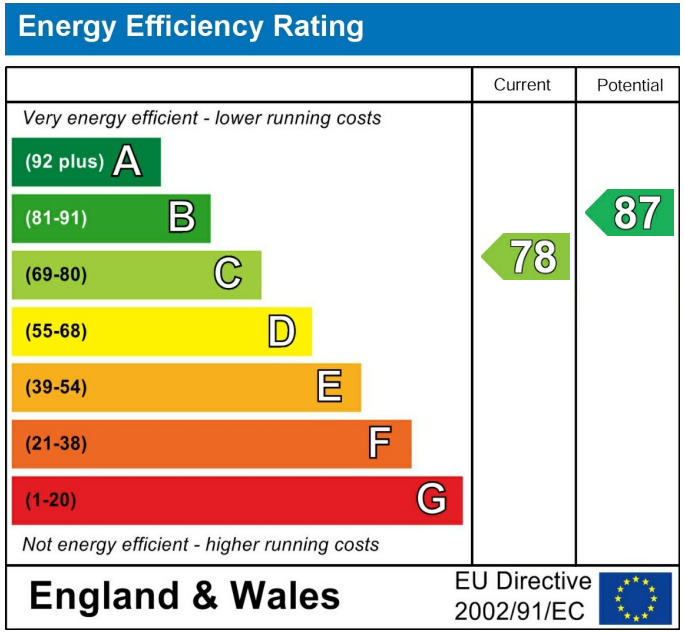
Total floor area 38.2 sq.m. (411 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

GENERAL REMARKS

GENERAL REMARKS TENURE The property is Leasehold with 108 years remaining at a cost of £300 per annum - the service charge is £880 per annum RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



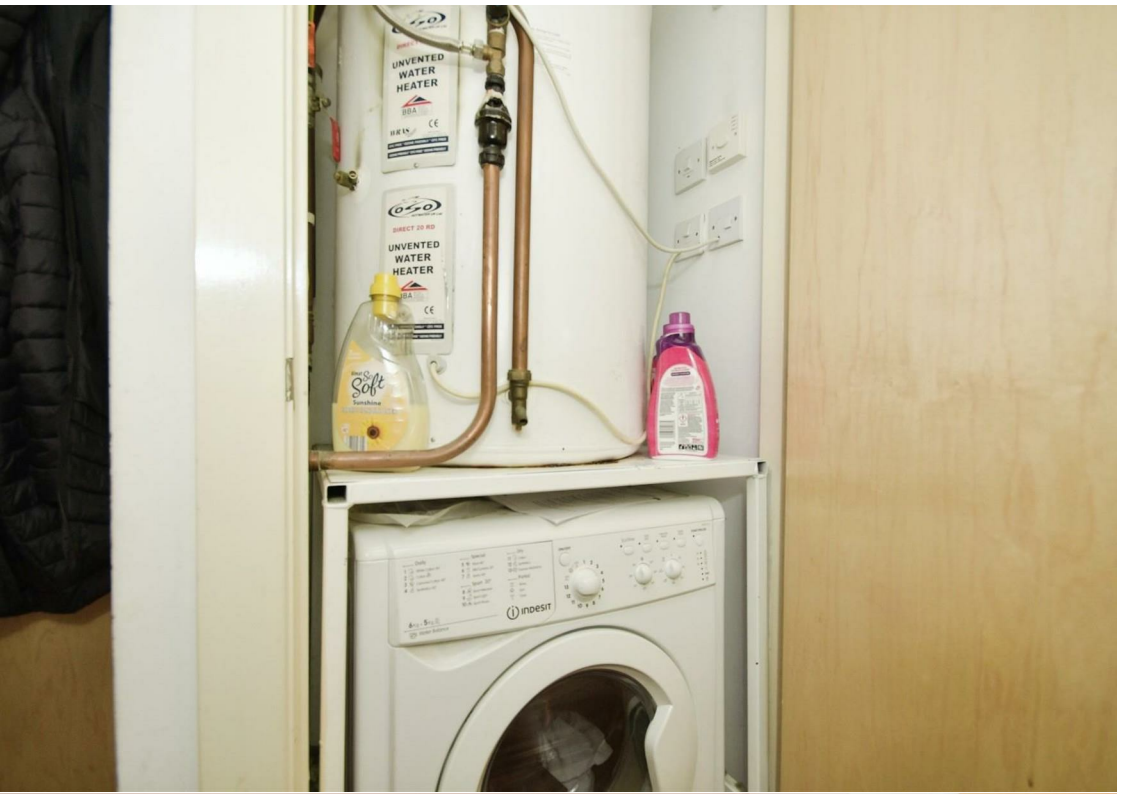











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