



1 Nursery Street, City Centre,
Sheffield



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OIRO £130,000

- Two Bedroom Apartment
- Potential 8.5% Net Yield
- Popular City Centre Location
- Sold with Vacant Possession
- No Chain
- One allocated parking space
- Leasehold
- EPC rating D

Because property is personal with...

Belvoir



Belvoir Sheffield is delighted to present this attractive first-floor, two-bedroom apartment, ideally positioned in the heart of Sheffield City Centre. Offering well-proportioned accommodation, an allocated parking space, vacant possession and no onward chain, the property is ideally suited to first-time buyers and investors alike. Conveniently located close to Sheffield's universities, hospitals, shops, restaurants and excellent transport links, this apartment offers both convenience and strong investment potential.

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard housing the hot water cylinder and washing machine, a spacious open-plan living, dining and kitchen area, two well-proportioned bedrooms and a modern family bathroom. The kitchen includes an integrated oven, hob and extractor, plus a freestanding fridge freezer, all included in the sale. Currently vacant, the apartment offers an estimated rental income of approximately £850 per calendar month, making it an attractive investment opportunity.

The property has approximately 175 years remaining on the lease, with a ground rent of £125 per annum and service charge of £1,370 per annum, plus an additional £150 per annum car park charge. Council Tax Band A. EPC rating D. *Furniture can also be included in the sale if required.

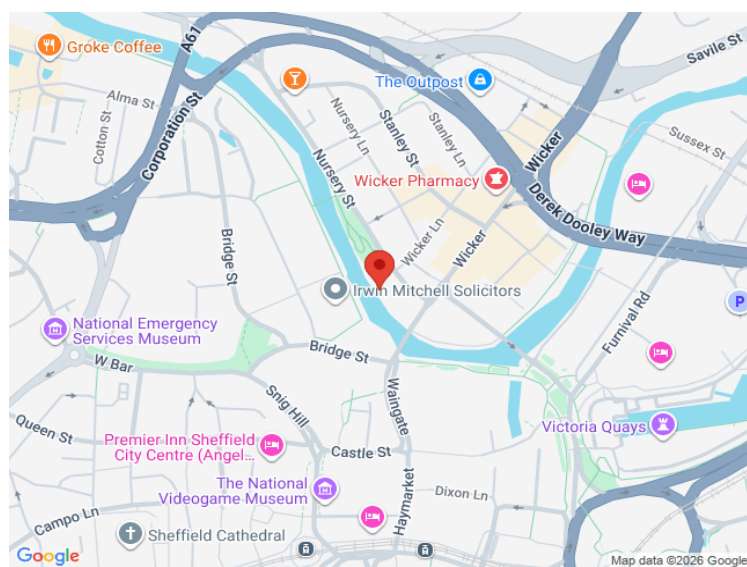
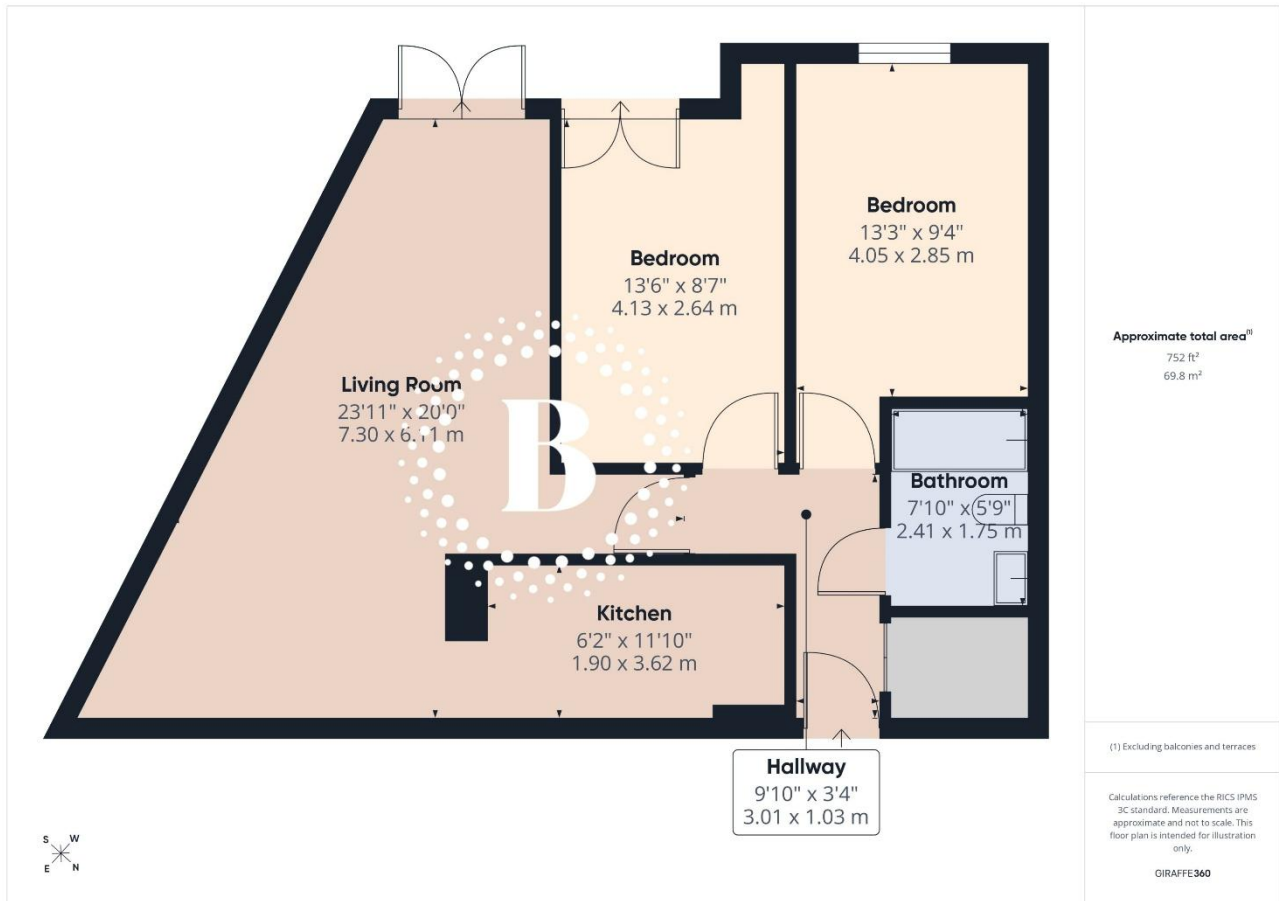
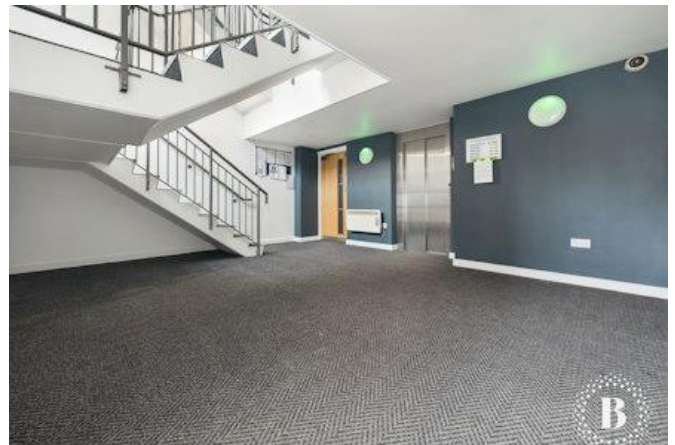


All information has been provided as advised by the vendors.

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.





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