

Q4, 185 Upper Allen Street, Sheffield, S3 7GT

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OIRO £65,000

- NET YIELD 8.7%
- Sold with tenant in situ
- Studio
- Close to Sheffield University
- Furniture included
- Current Rental income of £7200 per annum
- Leasehold
- EPC rating C







Belvoir are delighted to offer this modern third-floor studio apartment in the popular Q4 development, ideally located within walking distance of Sheffield City Centre, the University of Sheffield, West Street and the Devonshire Quarter.

The accommodation comprises an open-plan living and kitchen area with integrated appliances, a separate double bedroom with fitted wardrobes, and a modern bathroom with walk-in shower.

An ideal investment opportunity, the property is offered with a tenant in situ paying £600 PCM and furniture included. The advertised net yield is 8.7%. Offered with no onward chain.






Open-Plan Living Kitchen: A modern kitchen fitted with eye-catching red floor and wall units, complemented by contrasting work surfaces. Integrated appliances include an electric oven, ceramic hob, concealed extractor fan and fridge freezer. Under-cupboard lighting and recessed spotlights enhance the contemporary finish, while walnut-effect laminate flooring continues through to the living area. Large windows allow plenty of natural light, creating a bright and welcoming space.

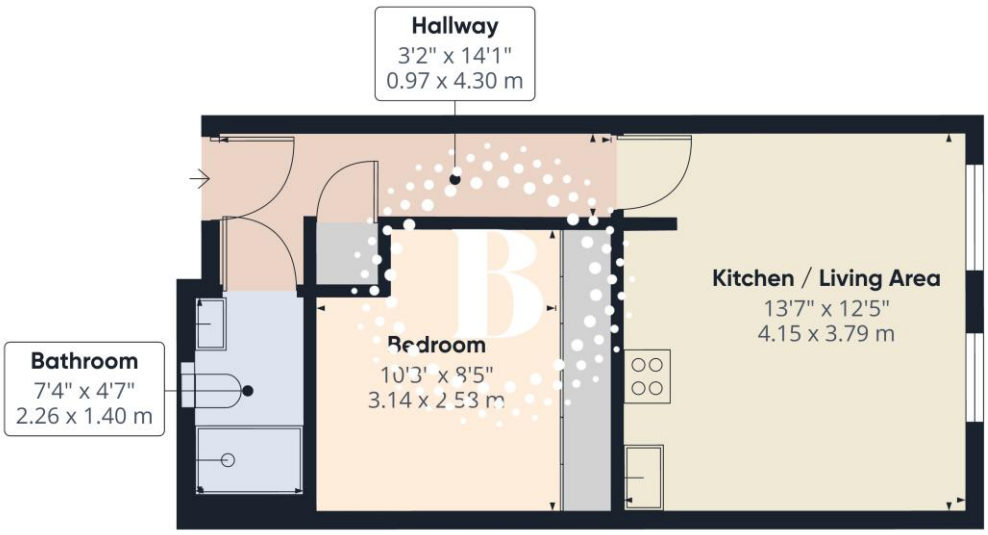
Bedroom: A well-proportioned double bedroom accessed from the hallway via sliding mirrored doors. The room benefits from a range of fitted wardrobes along one wall, providing useful storage and housing the water heater and washing machine.

Bathroom: A modern, fully tiled bathroom featuring an attractive mosaic-effect feature tile. The suite comprises a walk-in shower enclosure with power shower and glass screen, pedestal wash basin and WC. Additional features include a wall-mounted mirror, built-in storage shelves and heated towel rail.

Excellent access to shops, bars, restaurants, public transport and the Supertram network makes this an attractive location for students and young professionals.

Additional Information: • Current Rent: £600.00 per month • Tenant in Situ • Tenure: Leasehold • Lease until: 2131 • Service Charge: £808.00 per annum • Ground Rent: £300.00 per annum (increasing to £600 in 2030 then reviewed every 10 years thereafter RPI Linked) • Council Tax Band: A (go to http://cti.voa.gov.uk/cti/inits.asp) *Advised by Vendor

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]

361 ft²

33.6 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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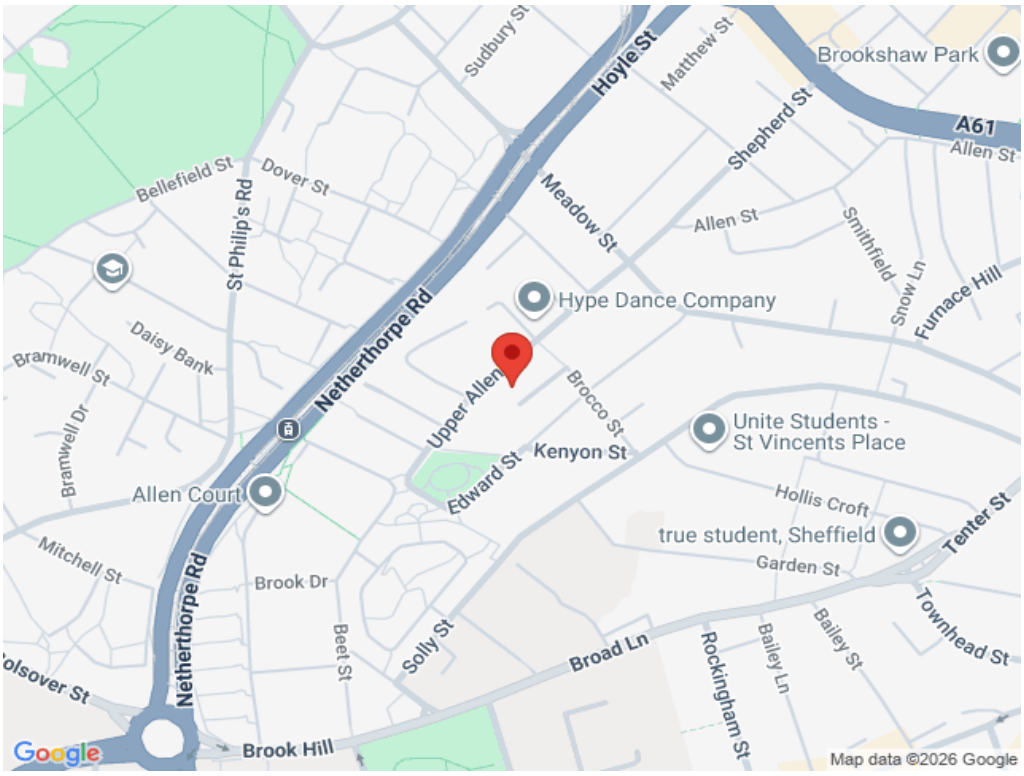

Belvoir

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