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ESTATE AGENTS

## Marketing Preview

**Apartment 8, 4 Cross Bedford Street, Sheffield, S6 3BA**

**£80,000**

**Bedrooms 0, Bathrooms 1, Reception Rooms 1**

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NO CHAIN! A fantastic opportunity to purchase this spacious studio first floor apartment which is accessed by the stairs or lift and is perfect for first-time buyers, investors, or those looking for a city centre base. Offering a modern open-plan layout with a Juliette balcony and contemporary décor throughout. Ideally suited to a single occupant and within walking distance of Kelham Island's popular bars, restaurants, and local amenities. Also close to University. Hospitals and a tram network nearby. A perfect example of modern city living.

## SUMMARY

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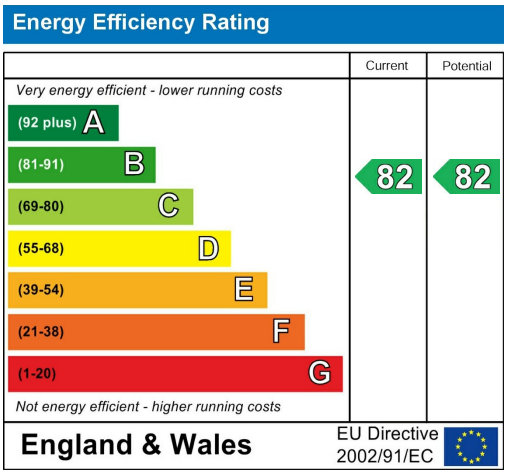
Enter into the spacious open-plan living, kitchen, and bedroom area, offering a bright and modern living space with a corner wardrobe and a Juliette balcony. The contemporary kitchen is fitted with a range of modern wall and base units, washer/dryer, oven hob and extractor fan and an integrated fridge. The shower room is fitted with a shower cubicle with an electric shower, wash basin, heated chrome towel rail and back-to-wall WC. There is bike storage in the basement car park.

## PROPERTY DETAILS

- LEASEHOLD, 230 YEARS REMAINING, £125.00PA GROUND RENT , £1432.00PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- RENTAL FIGURE WOULD BE APPROX £650 PCM

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



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