



West One Peak, 15 Cavendish  
Street, City Centre, Sheffield, S3  
7SR



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### OIRO £115,000

- Fantastic One Bedroom Apartment
- Popular West one Development
- New Kitchen Installed in 2024
- Ground Floor
- Ideal First Time Buyer or Investor Purchase
- Potential Rental of £775 PCM
- Leasehold
- EPC rating B

Because property is personal with...

**Belvoir**



Belvoir are pleased to bring to the market this well-presented one-bedroom ground floor apartment, ideally located in the highly sought-after Devonshire Quarter in Sheffield City Centre.

Offered to both first-time buyers and investors alike, the property benefits from a newly installed kitchen (2024) and an EWS1 form with a B1 rating, making it suitable for mortgage lending.

The accommodation briefly comprises a welcoming entrance hall with intercom system and a useful storage cupboard housing the water tank. The spacious open-plan kitchen and living area is bright and airy, featuring two windows that allow for plenty of natural light. The modern kitchen is fitted with a range of wall and base units and includes an integrated washer/dryer, electric oven, electric hob with extractor, and fridge freezer, all included within the sale.



The double bedroom is well-proportioned, with UPVC windows, fitted carpets, and an electric wall heater. The bathroom is finished with tiled walls and flooring and comprises a bath with shower over, wash basin, WC, and an electric towel rail.

Externally, the property benefits from a secure intercom entry system with fob access, along with well-maintained communal grounds.

Residents benefit from access to under croft parking, with spaces typically easy to rent within the development (parking space not included in sale).

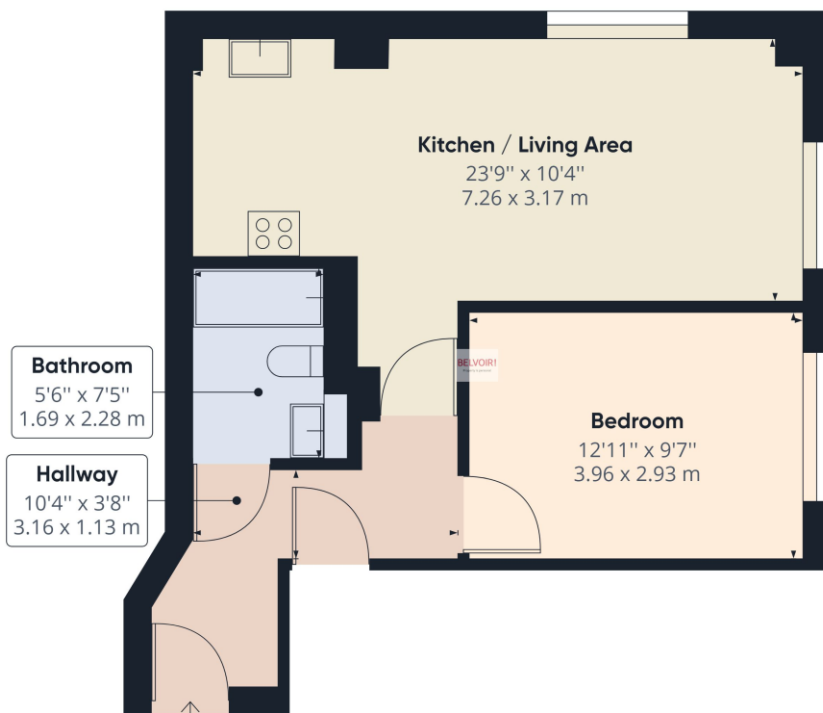
Ideally positioned, the apartment is within easy reach of a wide range of local amenities, excellent transport links, and is conveniently located for the universities and hospitals, making it an excellent choice for both owner-occupiers and investors.

\*Lease end date 27/02/2154 \*Service Charge £1439.50 per annum \*Ground Rent £150 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.

**BELVOIR!**  
Proprietary is personal

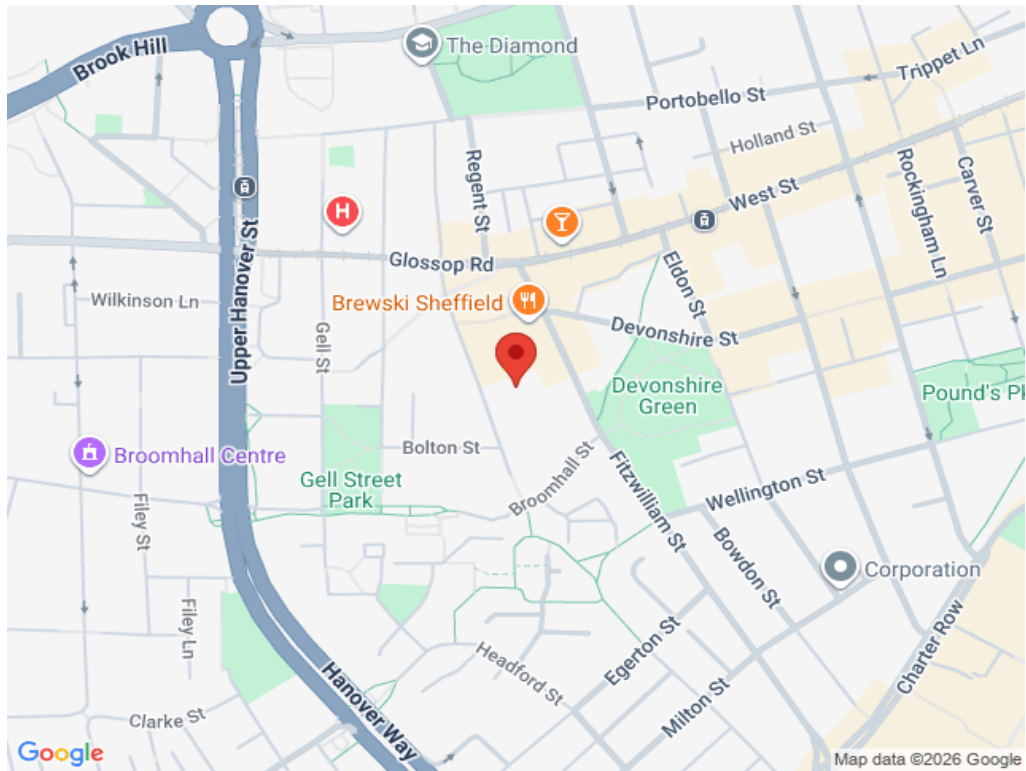


**Approximate total area<sup>(1)</sup>**  
501.57 ft<sup>2</sup>  
46.60 m<sup>2</sup>

(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.

GIRAFFE360



**Belvoir**

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