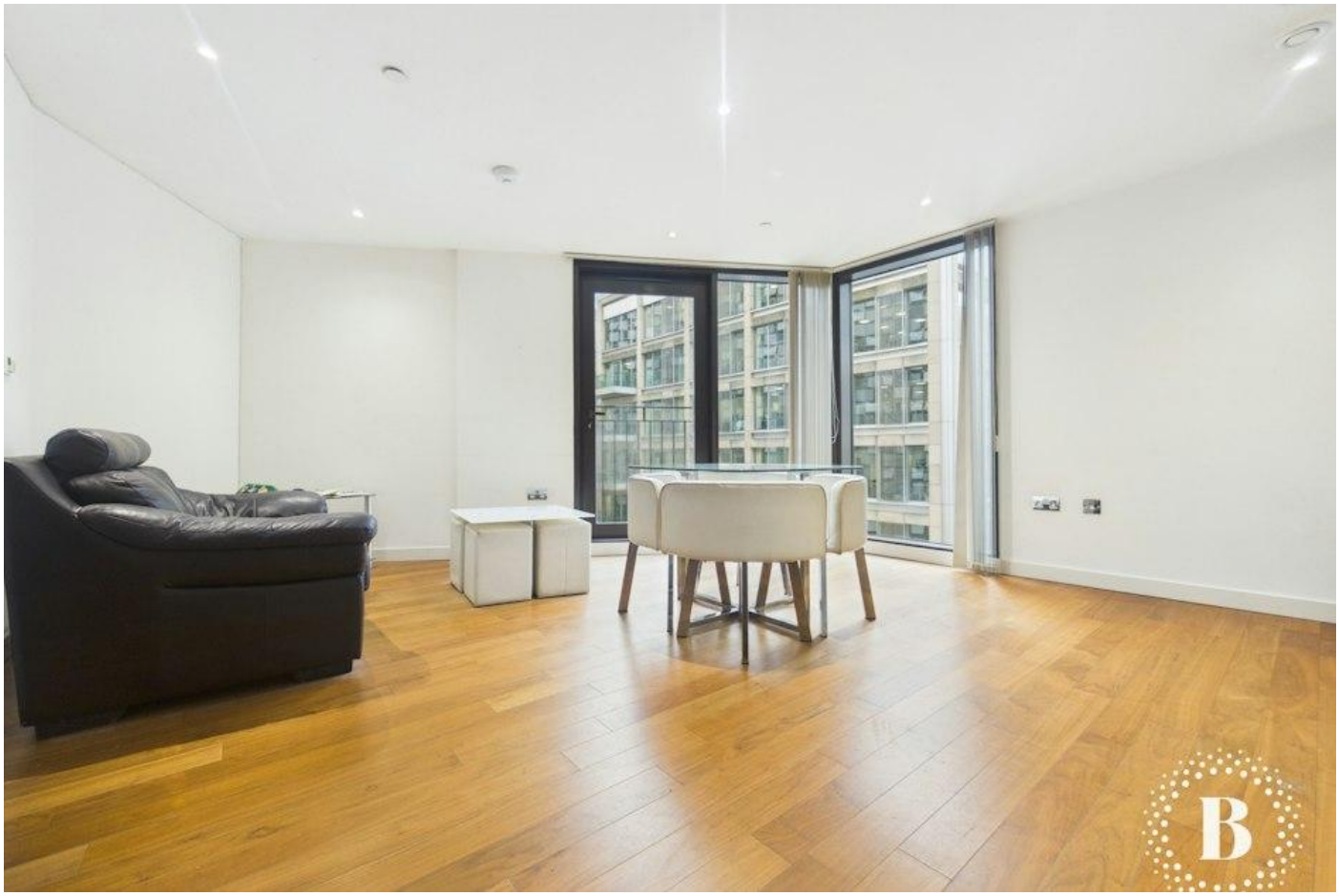


St Pauls Square, City Centre, Sheffield

1 1 1

Guide price £99,000

- Prime Sheffield city centre location
- Situated within the established City Lofts development
- Eighth-floor one double bedroom apartment
- Lift Access
- Tenant in situ paying £895pcm or can be served notice
- Cash buyers only
- Leasehold
- EPC rating C







Belvoir Sheffield are pleased to bring to the market this well-presented one double bedroom apartment, situated on the eighth floor of the popular City Lofts development in the heart of Sheffield's sought-after St Paul's district. Currently with tenant in situ paying £895pcm however notice can be served should vacant possession be required.
Offering modern city centre living in a fantastic central location, the apartment benefits from underfloor heating, quality furnishings and a fully fitted kitchen complete with integrated appliances, including a fridge freezer and dishwasher.

City Lofts is an established residential development offering residents the added convenience of an on-site concierge service, two lifts and secure fob entry, providing a practical and comfortable city centre living environment.

The location is undoubtedly one of the property's strongest features, with St Paul's Square on the doorstep, offering an excellent selection of restaurants, cafes and bars. Sheffield's renowned Winter Garden, Peace Gardens, Fargate shopping area and theatre district are all within easy walking distance.









For those commuting or travelling further afield, Sheffield railway station and the city's main bus interchange are also conveniently located nearby, making this an ideal base for enjoying everything Sheffield has to offer.
Important Information for Purchasers
As an EWS1 certificate is not currently available and mortgage lending is restricted, the property is being marketed to cash purchasers only. The EWS1 Certification will be applied for in 2027/28 at the conclusion of the remedial work.
The apartment is currently tenanted, and purchasers should be aware that any requirement for vacant possession would be subject to the appropriate legal notice procedures and timescales.

Additional Information

*Lease remaining : 229 years *Service Charge approximately £2812 per annum paid quarterly plus an annual £914.55 insurance charge *Ground Rent £457 per annum Council Tax Band B *As advised by Vendors* Please note some of the photos used for advertising were taken prior to the current tenant moving in.

The government are committed to reduce Ground rents to a maximum of £250 per annum and have stated that legislation will be passed no later than 2028 and possibly by end of 2027.

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.

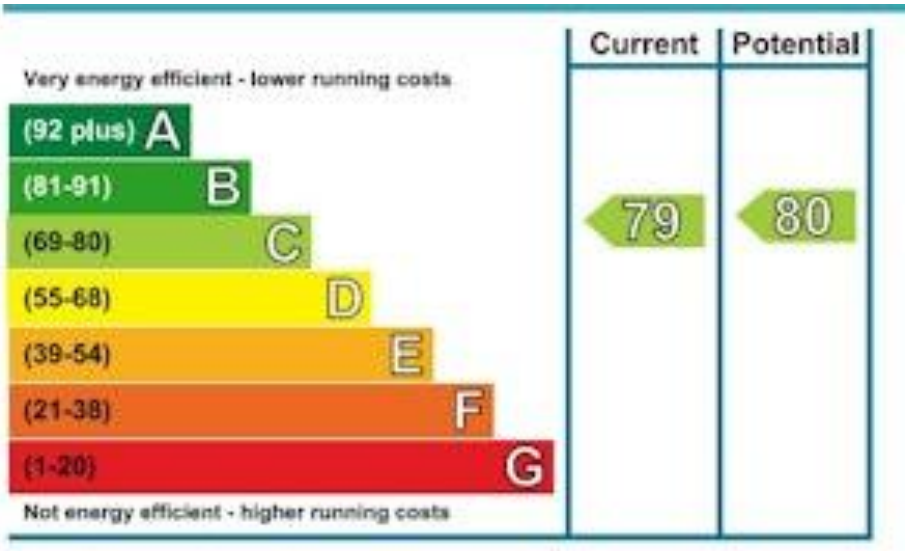












BELVOIR!

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