



Fargate House, City Centre,
Sheffield, S1 2PU



OIRO £165,000

- Two Bedroom First Floor Apartment
- Prime City Centre Location
- Stunning Views of the Sheffield Cathedral
- Brand new conversion in 2024!
- Ideal Investment
- Sold with tenant in situ paying £975 per month
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are pleased to present to the market this exceptional two-bedroom, first-floor apartment, occupying a prime corner position with stunning views towards Sheffield Cathedral.

Offered to the market with a tenant in situ and generating a rental income of £11,700 per annum, this represents an excellent investment opportunity.

Forming part of a recent conversion from offices into residential apartments in 2024, the property benefits from all new fixtures and fittings throughout, offering a modern and stylish living environment ideal for both owner-occupiers and investors.

A standout feature of this apartment is its corner position, with multiple windows allowing an abundance of natural light to flood the space.

The open-plan living, kitchen, and dining area is both bright and spacious, further benefitting from a useful storage cupboard housing the water cylinder.



The modern kitchen is well-equipped with integrated appliances including a fridge freezer, oven, and hob, along with space for a washing machine.

There are two well-proportioned double bedrooms, both offering comfortable living space and excellent natural light. The bathroom is finished to a contemporary standard and comprises an enclosed shower, WC, and wash basin. A welcoming hallway with additional storage further enhances the practicality of the apartment.

Situated in the sought-after Fargate House development, the location is truly prime—just moments from The Moor and Fargate shopping areas, with a wide range of shops, bars, and restaurants on your doorstep. Excellent transport links are close by, including the Sheffield Supertram, and both universities and hospitals are within easy walking distance, making this an ideal city base.

*248 years left on lease *Ground Rent £0 per annum *Service Charge approximately £2000 per annum *Council Tax Band B *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.



