





Apt 2, 2 Porter Brook

3 Pomona Street • Sheffield • S11 8JG

Guide Price £70,000 - £80,000

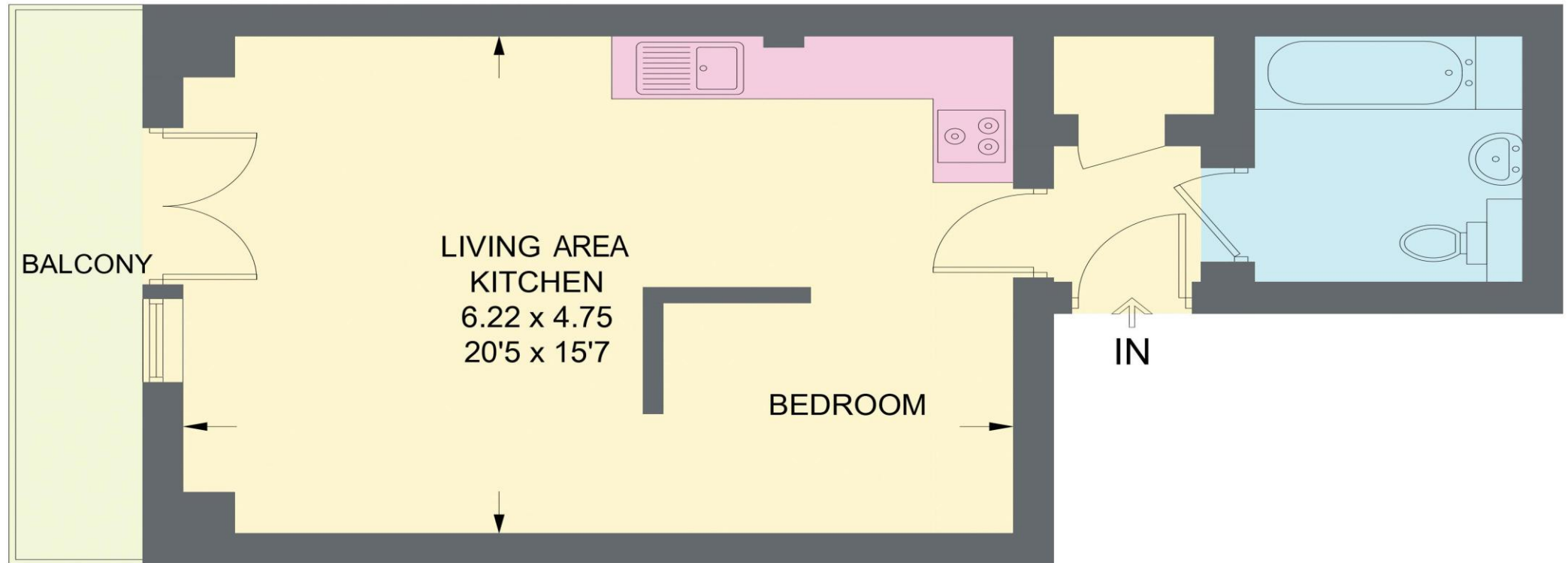
CASH OFFERS ONLY. A first-floor studio apartment with an enclosed balcony, secure communal entry and lift access, ideally situated just off Ecclesall Road. The property benefits from an EWS1 certificate in place and is currently rented at £625 per calendar month. The tenant will be vacating the property on the 29th December 2026, so this will be of interest to both those wanting to buy to live-in and investors looking to buy in a great location to rent out again. The property is accessed via a secure communal entrance with lift access to the first floor. Internally, the accommodation comprises a welcoming entrance hall, a useful storage cupboard housing the boiler, and a tiled bathroom fitted with a white three-piece suite, including a shower over the bath. The main studio space is light and airy, neutrally presented, with the sleeping area cleverly positioned behind two dividing walls to provide a degree of separation from the main living space. The fitted kitchen offers ample storage and worktop space, with contemporary grey base units complemented by black worktops. The living area provides space for seating and dining, while the balcony doors allow an abundance of natural light to flood into the apartment and lead out onto the private, enclosed balcony, providing a valuable additional outdoor space. Located just off the popular Ecclesall Road, the property is ideally positioned for access to a wide range of cafés, restaurants, bars, independent shops and everyday amenities. Sheffield city centre is within walking distance, while regular public transport services provide convenient connections across the city and beyond. The location also offers easy access towards the Peak District, combining the convenience and amenities of city living with the opportunity to enjoy open countryside nearby. This combination of accessibility, local amenities and excellent transport links makes the property an attractive proposition for both owner-occupiers and investors. Council Tax Band A. EPC Rating C. Please note the photographs were taken prior to the tenant moving in.



- Studio Apartment
- CASH OFFERS ONLY
- EWS1 Report Available
- First Floor with Lift Access
- Balcony
- Buy to Live-In or Rent Out
- Close to Ecclesall Road
- 200 Year Lease from 2008
- Ground Rent £100 pa.
- Service Charge is £2,083.76 a year.

APARTMENT 2, PORTERBROOK 2

APPROXIMATE GROSS INTERNAL AREA = 38.7 SQ M / 416 SQ FT



FIRST FLOOR

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.