



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 106, Nurtur House 70 Allen Street, Sheffield, S3 7TA

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Offers Around £60,000

| GOOD TRANSPORT LINKS | IDEAL FOR STUDENTS | A hands-off investment opportunity in the vibrant heart of Sheffield, with excellent access to Sheffield Universities and surrounding amenities.

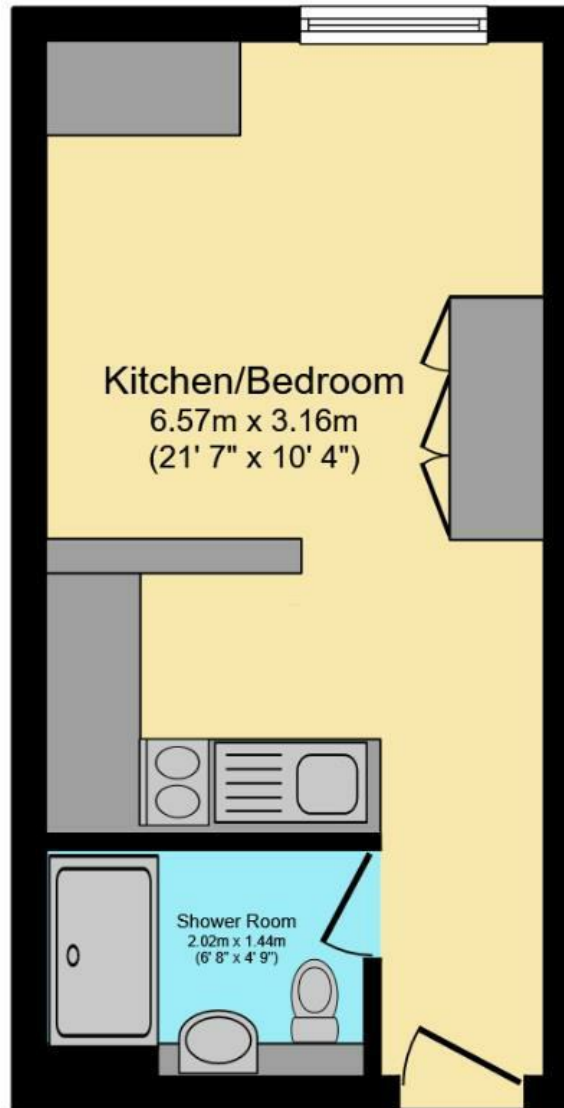
Nestled in the City Centre in Sheffield, Nurtur House on Allen Street presents a modern studio apartment designed with both comfort and functionality in mind. The annual rental income of £8,034 creates a great opportunities for developers and investors.

The living and sleeping area is thoughtfully arranged to maximise space, complemented by a convenient kitchenette and a stylish shower room. Residents will benefit from a range of excellent communal facilities, including a fully equipped kitchen area, a laundry room, a gym, and a games area, fostering a sense of community among occupants. Additionally, the management company hosts evening cooking events, providing a delightful opportunity for social interaction and culinary exploration.

This property is specifically available for investors, as it is essential for the new owner to engage with Nurtur Student Living for the student application process. The annual management fee is set at £433.51, ensuring that the property is well-maintained and managed effectively.

With its modern design and prime location, this studio apartment is an ideal investment for those looking to cater to the student market in Sheffield. Don't miss the chance to secure a property that combines contemporary living with excellent amenities.

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Floor Plan

Floor area 20.8 sq.m. (223 sq.ft.)

Total floor area: 20.8 sq.m. (223 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 250 years from 8th October 2020 and a ground rent of £275.00 per annum. There is a service charge of £1,951.44 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

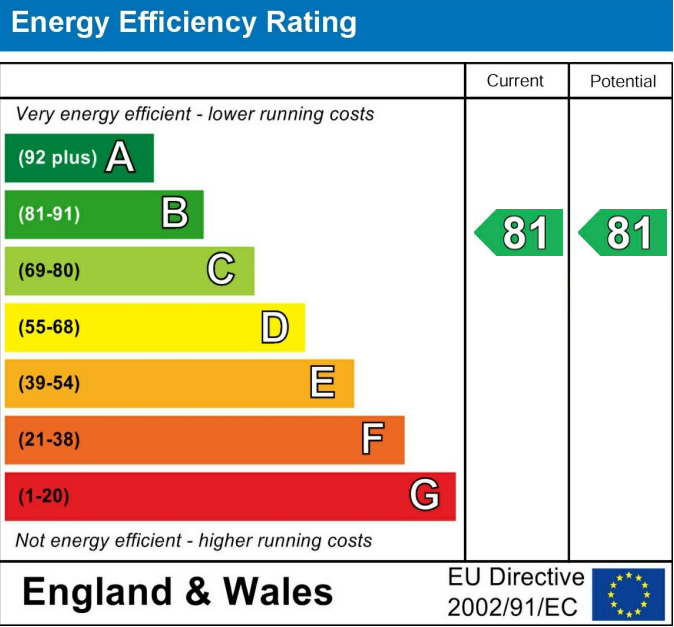
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

