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Headford Gardens, Crookesmoor,
Sheffield, S3 7XB

BELVOIR!

Offers in excess of £110,000



Key Features

- > One Bedroom Apartment
- > Allocated Parking Space
 - > First Floor
 - > Separate Kitchen
- > Close To City Centre
- > Rental Income of £775 per month
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this well-proportioned first-floor one-bedroom apartment, situated in an extremely popular location within walking distance of Sheffield's universities and hospitals.

This spacious apartment benefits from living area with Juliet balcony, one double bedroom and a family bathroom.

Ideal for first-time buyers or investors alike, with rental income of £775 per month.



The accommodation briefly comprises: a welcoming entrance hallway with a large storage cupboard; a substantial lounge featuring large windows and a Juliet balcony overlooking the communal gardens; a modern, fully fitted kitchen with integrated appliances including an electric oven, electric hob and extractor hood; a good-sized double bedroom and a family bathroom comprising of bath with shower above, sink and WC.

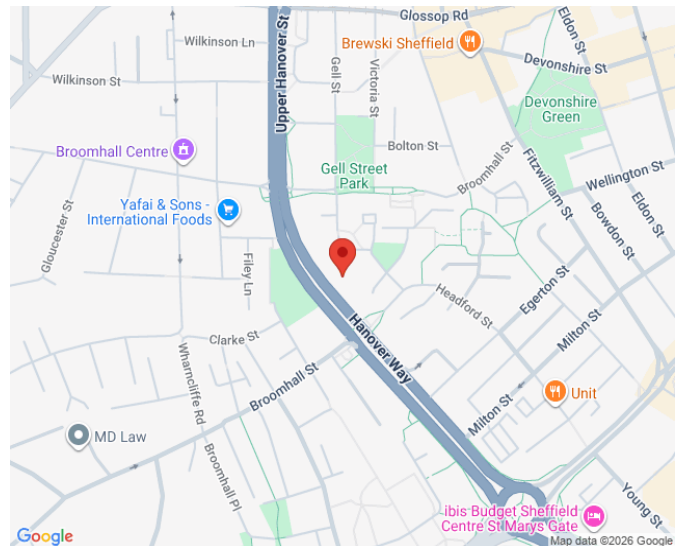
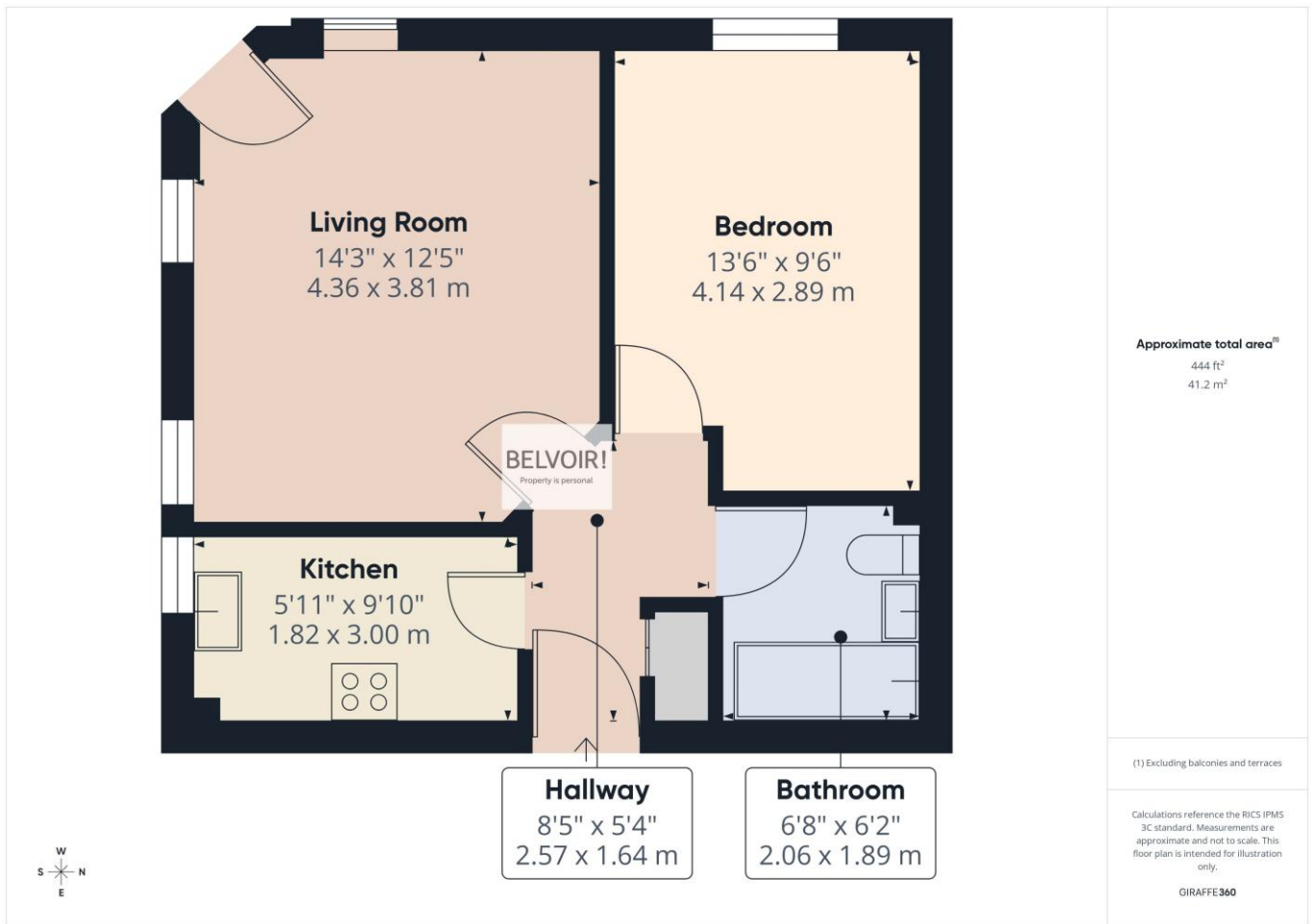
Externally, the apartment benefits from an allocated parking space, a rare and valuable feature for a property in such close proximity to the city centre.

Ideally located, the apartment is within walking distance of Sheffield's universities and benefits from excellent local amenities and transport links across the city.

The property is currently let on a monthly rolling contract at £775 PCM. The tenant is happy to remain in situ should the property be purchased by an investor, or alternatively, notice can be served to provide vacant possession for an owner-occupier.

Additional Information: *Remaining Lease 94 years *Ground Rent £30 Per annum *Service Charge £1049 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.



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