



522 Wicker Riverside 2 North Bank

The Wicker, Sheffield, S3 8JA

Asking Price £85,000



# 522 Wicker Riverside 2 North Bank



## Description

A modern one double bedroom apartment which is situated in this massively undervalued area. The Wicker has recently seen a huge amount of regeneration which has brought a number of independent businesses to the area and the feeling of regentrification is well under way. This riverside apartment is located on the north bank and the block has had some serious improvements in the last year to include the removal of the original cladding which has now enabled the property to have the necessary insurance and HWS1 safety certificates for mortgage lending. This is an absolute steal at this price and a great place to invest for future returns.

- Modern 5th floor apartment on the banks of the River Don.
- Luxurious bathroom with Travertine effect tiling framing the suite.
- Currently let for £695 per calendar month, making it the perfect place to invest.
- Good first impression from the very smart communal entrance hall.
- One double bedroom.
- Open plan living kitchen with lounge area having a view over the communal gardens.
- Fitted kitchen with gorgeous granite effect worktops.
- Great location close to all that Sheffield's City Centre and Kelham Island have to offer.





## Floor Plan

### Fifth Floor

Approx. 38.7 sq. metres (416.3 sq. feet)

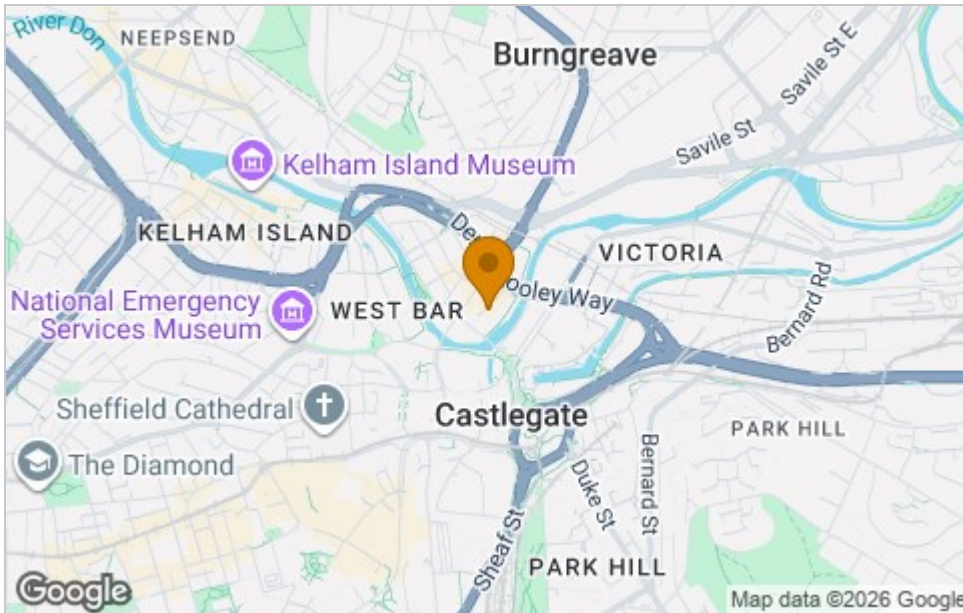


Total area: approx. 38.7 sq. metres (416.3 sq. feet)

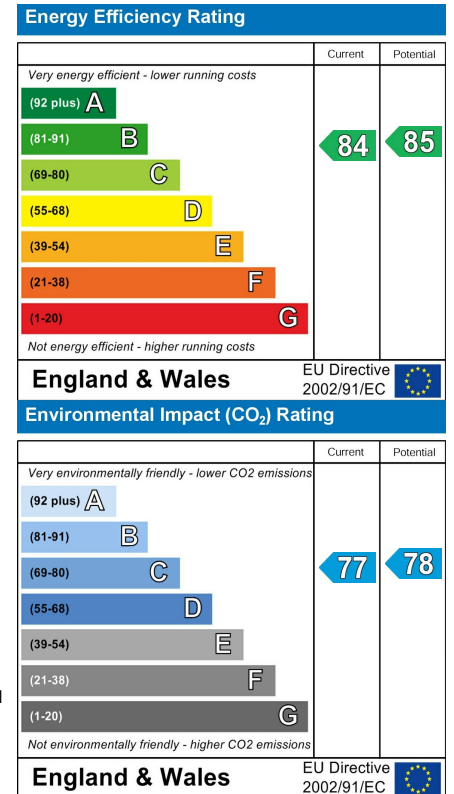
All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**522 Wicker Riverside, 2 North Bank The Wicker**

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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