



iQuarter, Blonk Street, City
Centre, Sheffield, S3 8BH



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OIRO £97,000

- 12th Floor Apartment
- Stunning Views of City
- Ideal First Home or Investment
- Spacious and Modern
- City Centre Location
- Vacant Possession and No Chain
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to bring to the market this stylish and contemporary two-bedroom apartment, ideally positioned within Sheffield city centre and just a short walk from the popular Kelham Island.

Situated on the twelfth floor, the apartment enjoys impressive dual-aspect views across Sheffield, with large windows allowing plenty of natural light into the spacious accommodation. The property would make an excellent first-time purchase or an attractive addition to an investment portfolio, with potential rental income in the region of £850 per calendar month.

Cash buyers only, as an EWS1 certificate is not currently in place



The accommodation briefly comprises a welcoming entrance hallway with intercom entry system and useful storage cupboard, which also houses the water cylinder and washing machine.

The generous open-plan living and kitchen area provides an excellent space for both relaxing and entertaining. The modern kitchen is fitted with a range of wall and base units, together with integrated appliances including an oven, hob and fridge freezer. The dual-aspect windows provide fantastic far-reaching views across the city and create a bright and airy living environment. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, providing excellent storage space.

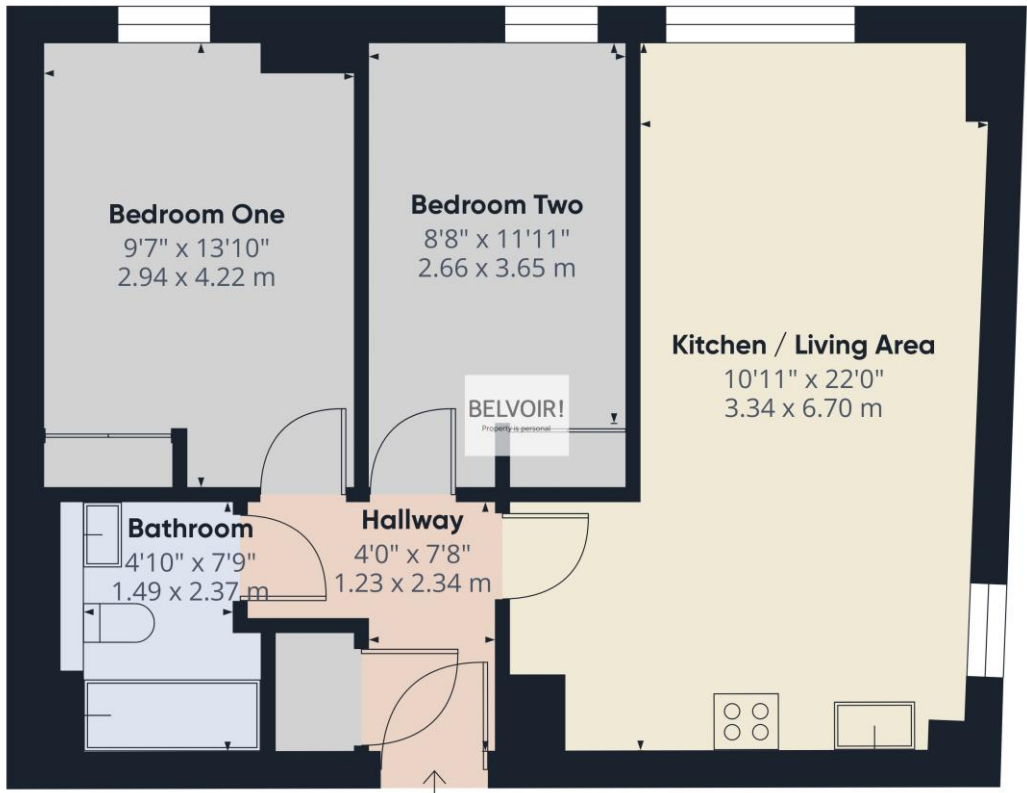
The modern family bathroom is finished with fully tiled walls and flooring and comprises a bath with shower over, WC, wash hand basin and chrome heated towel rail.

The property is ideally located for access to a wide range of shops, bars, restaurants and other city-centre amenities, whilst the increasingly popular Kelham Island is approximately a 10-minute walk away.

Excellent transport links are also within easy reach, including Sheffield railway station, regular bus services and convenient access to the M1 motorway, making this an ideal location for commuters.

Additional Information: *Remaining Lease 105 years *Ground Rent £100 Per annum *Service Charge approximately £2848 per annum *Council Tax Band C *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.



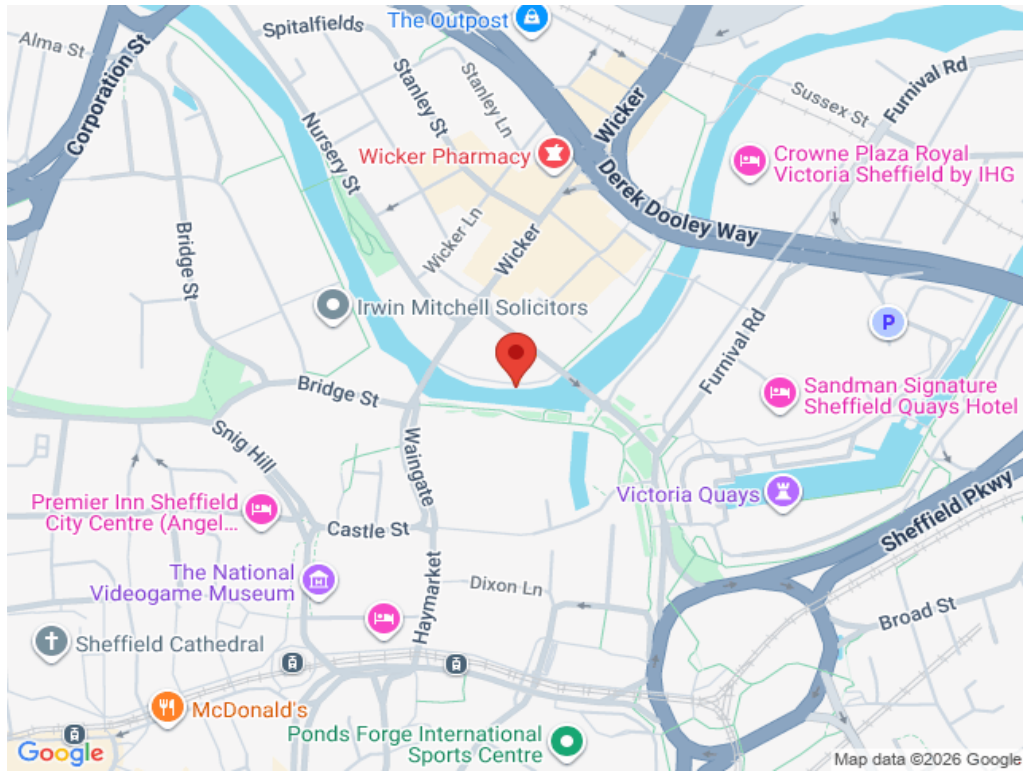
Approximate total area⁽¹⁾
609.34 ft²
56.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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