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West Point, 58 West Street, City Centre,  
Sheffield, S1 4EZ

**BELVOIR!**

OIRO £140,000



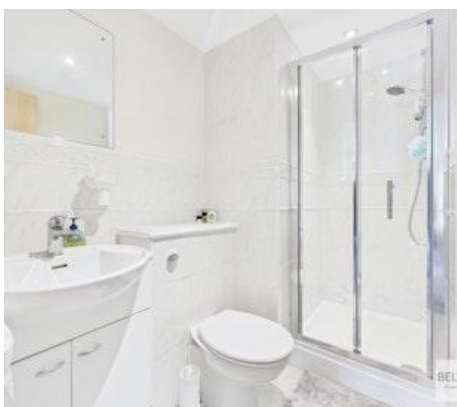
### Key Features

- > Two Bedroom Second Floor Apartment
- > En-Suite Shower Room
- > EWS1 Compliant (A1 Rating)
- > Potential Rental Income £1000 PCM
- > Ideal First Time Buyer or Investment Purchase
  - > Juliet Balcony
  - > Tenure: Leasehold
  - > EPC rating B

Belvoir Sheffield are delighted to bring to the market this well-presented two-bedroom, two-bathroom apartment, ideally situated on the second floor of a popular development in Sheffield City Centre.

Perfect for first-time buyers, professionals or investors, with a potential rental income of £1,000 per month.

\*EWS1 Compliant with A1 Rating\*



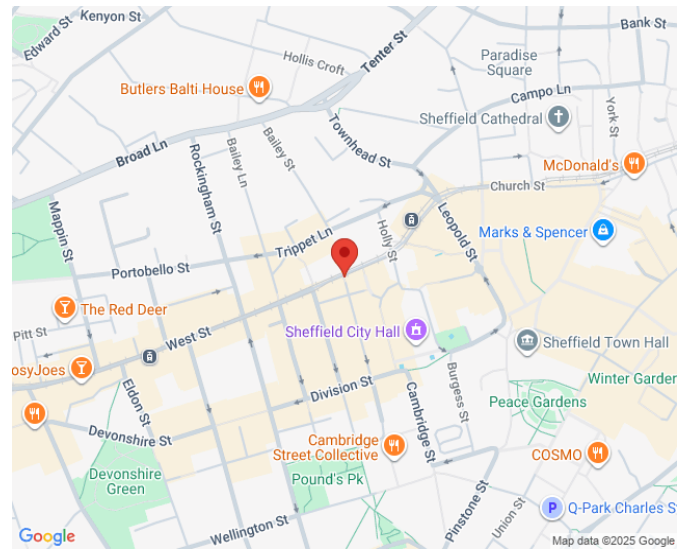
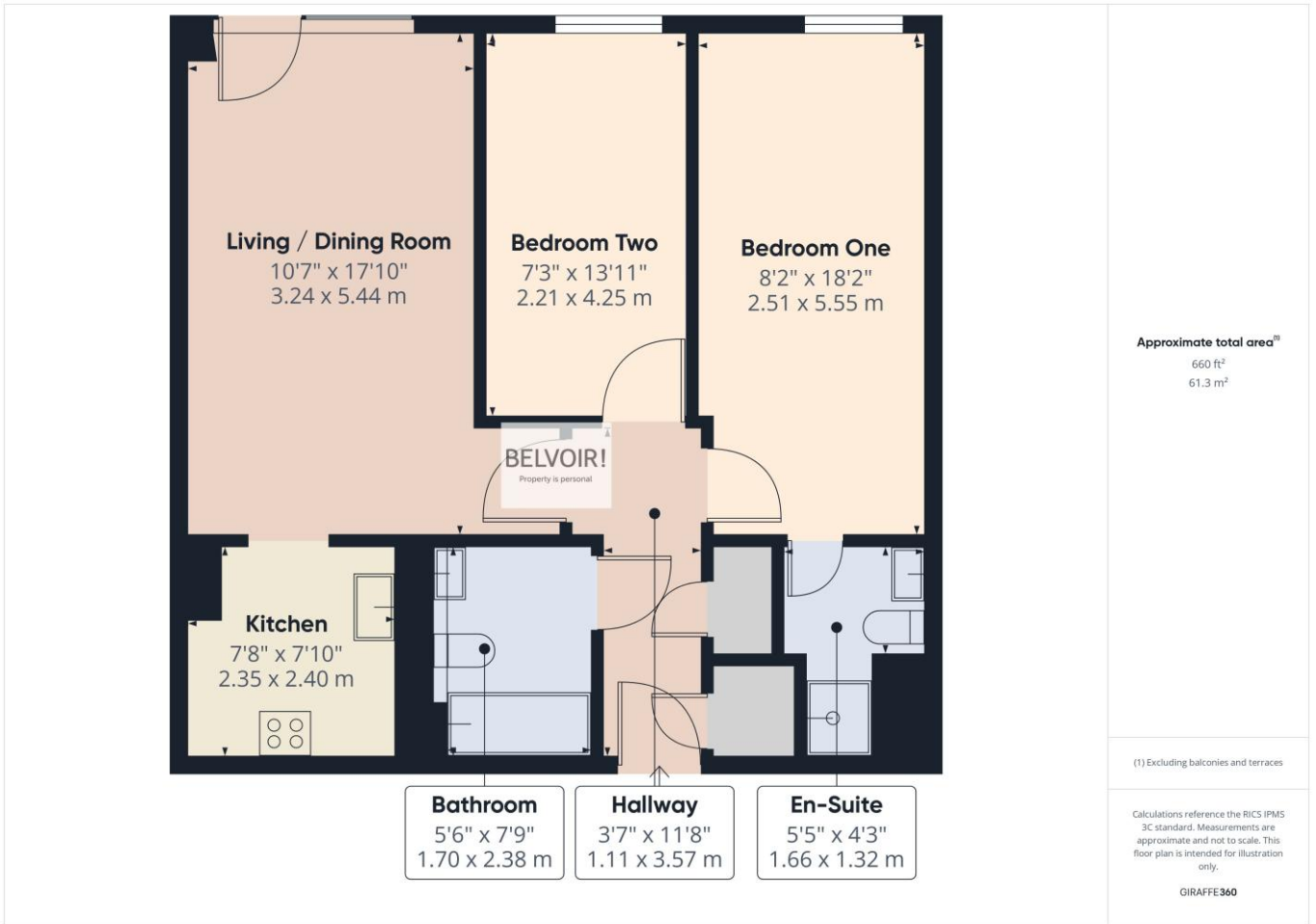
The accommodation comprises a spacious entrance hallway with two built-in storage cupboards, one of which houses the water cylinder. From here, you enter a spacious open-plan living and dining area, with Juliet balcony.

The modern kitchen is fitted with a range of wall and base units and includes integrated appliances such as an oven, hob, extractor fan, and washing machine, as well as a freestanding fridge freezer. There are two generously sized double bedrooms, with the master bedroom being particularly spacious and benefiting from an en-suite shower room complete with enclosed shower, WC and wash basin. The main bathroom is stylish and contemporary, featuring a bath with shower over, WC, wash basin and chrome heated towel rail.

The apartment is ideally located within walking distance of Sheffield's universities, hospitals, train station, and a full range of local amenities including shops, cafes, restaurants and bars. This is a fantastic opportunity to own a quality apartment in a vibrant city centre location, whether you're looking for a new home or a smart investment.

**Additional Information:** \*Lease end date 31/12/2154 \*Ground Rent - £150 per annum, Service Charge £1327.57 per annum, Additional Buildings & Terrorism Insurance charge - £617.11\* \*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.



Contact us today to arrange a viewing...

# BELVOIR!

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