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Cutlery Works, 33 Lambert Street, City Centre, Sheffield, S3 7BG

**BELVOIR!**

OIRO £75,000



## Key Features

- > \*Allocated Parking Included\*
- > Studio with Balcony
- > Gated Development
- > City Centre Location
- > Potential 8.5% Rental Yield
  - > Ideal First Home
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are delighted to present this superb studio apartment, located within the desirable Cutlery Works development — a secure, gated community in a prime city location.

This stylish property benefits from allocated parking and a balcony, making it an ideal purchase for both first-time buyers and investors.

With a potential rental income in excess of £700 per month, it represents an excellent investment opportunity.



The apartment features a modern open-plan layout that combines living, kitchen, and sleeping areas in a bright and versatile space. The contemporary kitchen, newly installed in 2024, includes integrated appliances such as an oven, hob, fridge, and washing machine. The sleek bathroom, also fitted in 2024, comprises an enclosed shower, WC, and sink. A door from the main living area leads to a balcony, offering a welcome outdoor retreat.

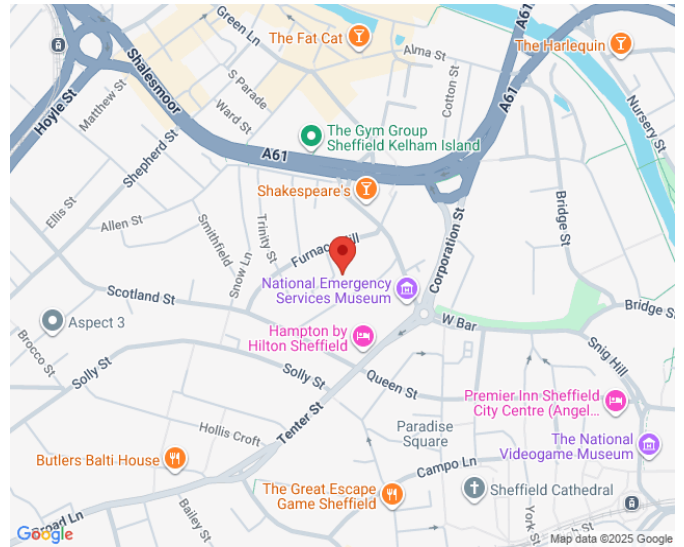
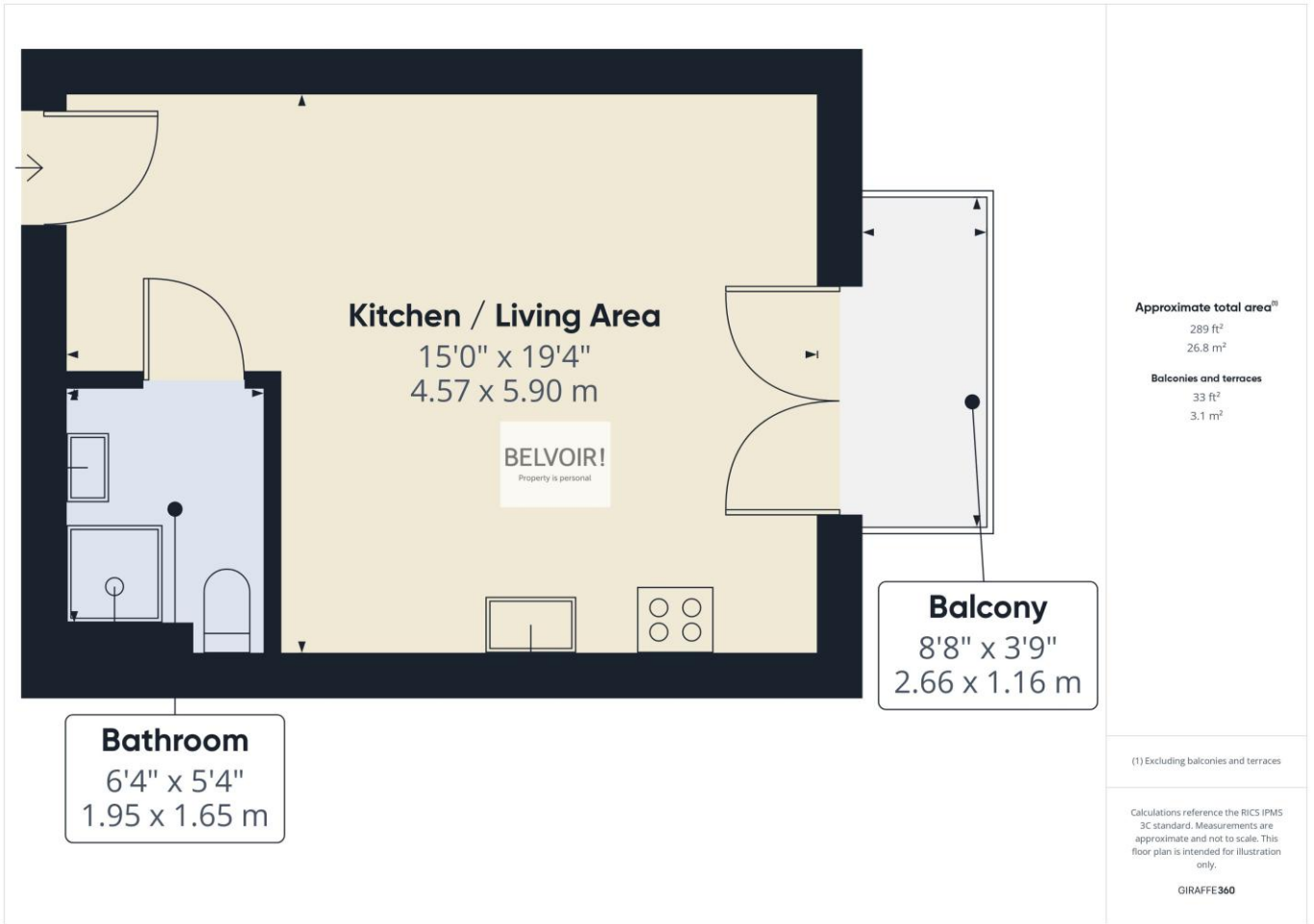
Located in Cutlery Works - a gated residential development full of historic character - this apartment complex was converted in 2007 and offers a unique blend of heritage charm and modern living. Perfectly positioned in a prime city centre location, it's within walking distance of Sheffield's universities and offers excellent transport links throughout the city and beyond

### **Additional Information**

\*Remaining Lease 106 years \*Ground Rent £150 Per annum \*Service Charge £1580 per annum + £350 buildings insurance \*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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