





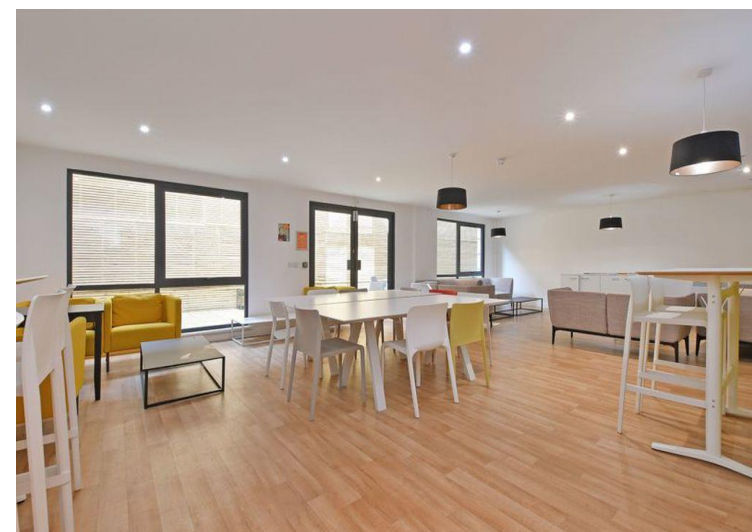
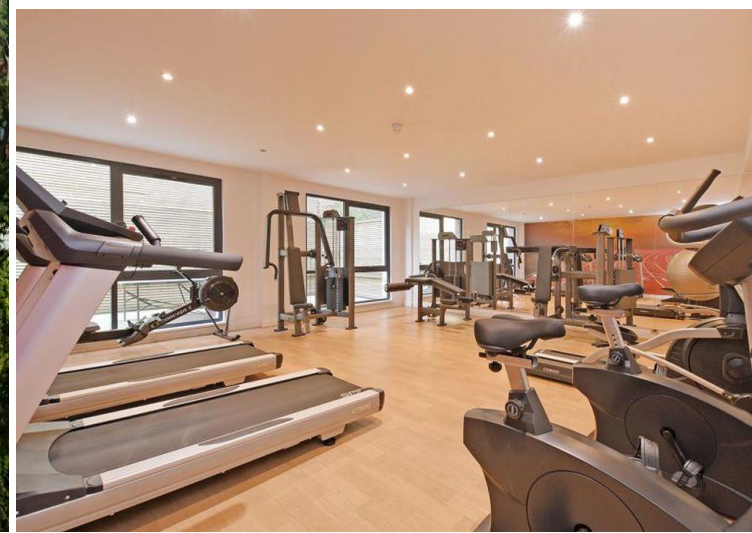
## 408 West Bar

Furnace Hill • Sheffield • S3 7BZ

£45,000

### INVESTMENT OPPORTUNITY – TENANT IN SITU – CASH BUYERS ONLY

Occupying a fifth-floor position within the popular West Bar House development, this well-presented studio apartment represents an excellent investment opportunity in the heart of Sheffield City Centre, just moments from Kelham Island and a wide range of amenities. Offered with a tenant already in situ, the property provides an immediate income-generating opportunity and is designed for mixed-use occupancy. The apartment is offered fully furnished and features a bright open-plan living space incorporating a fitted kitchen with a range of contemporary high-gloss units, contrasting work surfaces, a ceramic hob, microwave, and space for a fridge/freezer. A generous window frames attractive views towards Kelham Island, while recessed lighting, an electric panel heater, and ample living space create a comfortable and practical environment. The shower room is fitted with a modern white suite comprising a shower enclosure with electric shower, wash hand basin, and WC, complemented by partial tiling and extractor fan. West Bar House offers a range of excellent on-site facilities including lift access, a reception area with seating, laundry room, gymnasium, cinema room and games room. Ideally located between Sheffield City Centre and Kelham Island, the development is perfectly placed for access to an excellent selection of cafés, bars, restaurants, shops, universities, and hospitals, together with convenient transport links throughout the city and beyond. This is a superb opportunity for investors seeking a centrally located property in one of Sheffield's most vibrant and continually evolving districts.



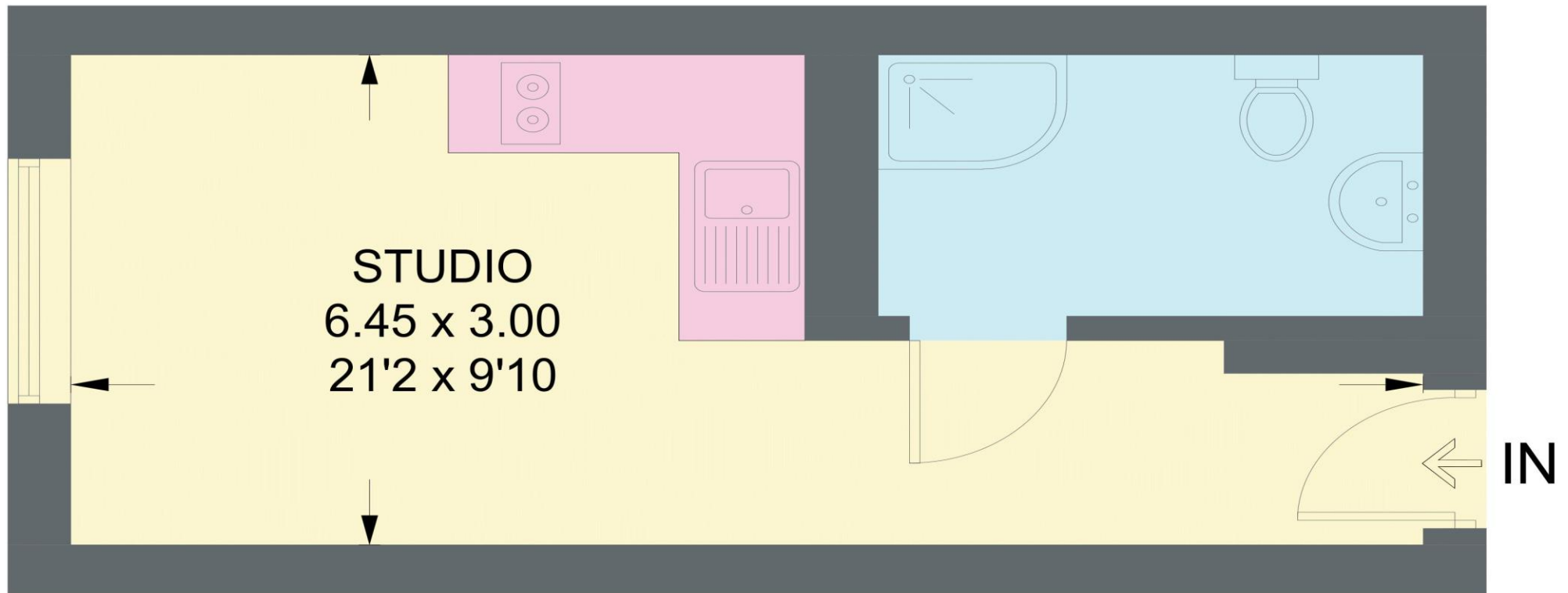
- Fifth Floor Studio Apartment
- ATTENTION INVESTORS - CASH ONLY
- Integrated Kitchen Appliances
- Double Glazing & Electric Heating
- TENANT IN SITU

- Cinema, Games Room, Gymnasium & Laundry Room
- Excellent Amenities & Transport Links
- Service Charge TBC
- Lease is 125 years, 9th January 2018.

• Council Tax Band A EPC Rating C

## 408 WEST BAR

APPROXIMATE GROSS INTERNAL AREA = 19.5 SQ M / 210 SQ FT



## FIFTH FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.