



BELVOIR!
Property is personal

City Wharf, 1 Nursery Street, City Centre, Sheffield



OIRO £85,000

- One Bedroom Apartment
- Potential 8% Net Yield
- Popular City Centre Location
- Sold with Vacant Possession or Tenant in Situ
- Current Rent £660 (Potential £725)
- Third Floor
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to present this third floor one-bedroom apartment, located in Sheffield City Centre close to the Sheffield Universities and hospitals with fantastic transport links. This spacious apartment benefits from an open plan living, dining and kitchen area, one double bedroom and a family bathroom. Ideal for first-time buyers or investors alike.

The apartment features an entrance hallway with a larger than average storage cupboard housing the water cylinder and washing machine, a spacious open-plan living/kitchen/dining area with wall and base units, and integrated oven, hob, and extract fan and freestanding fridge freezer all included in the sale. There's a double bedroom with a carpeted floor and a family bathroom with a bath with shower over, sink, and WC.

Perfectly positioned in a prime city centre location, close Sheffield's Hospitals and universities and offers excellent transport links throughout the city and beyond.

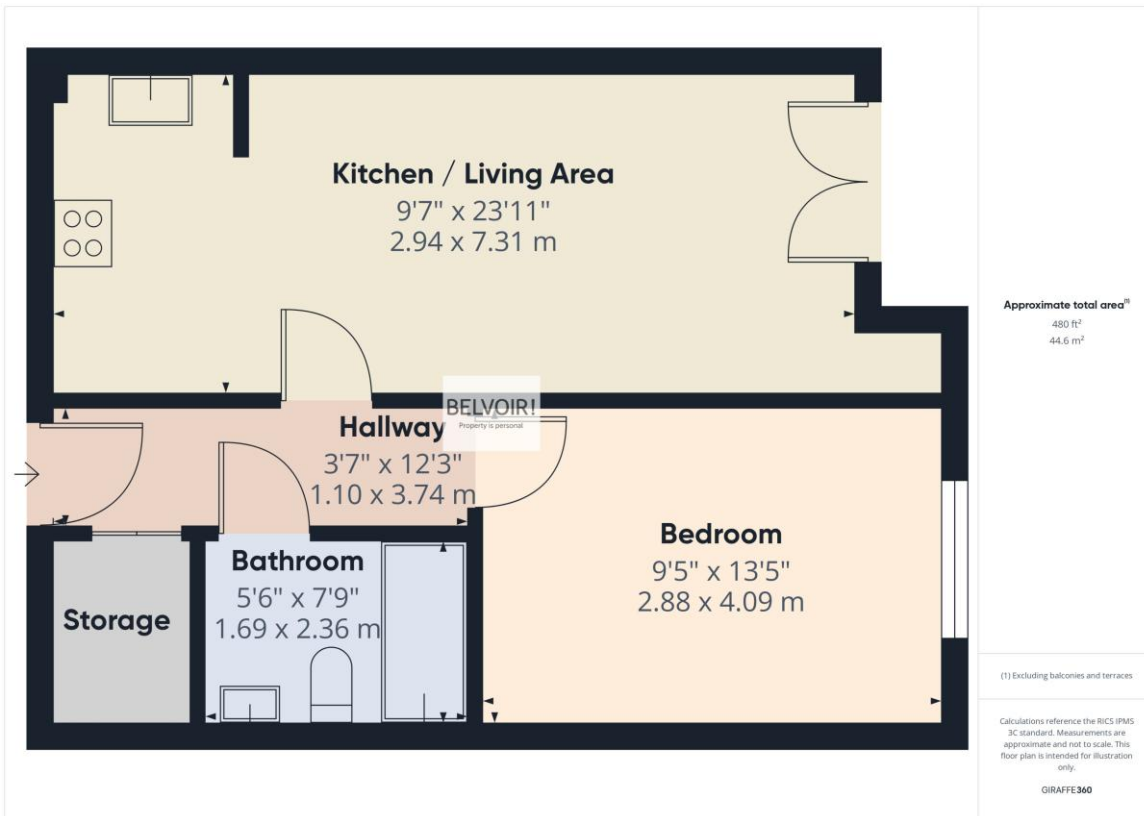
Currently a tenant in situ paying £660 per month who can be served notice should a buyer wish to reside or is happy to remain if an investor wishes to purchase.

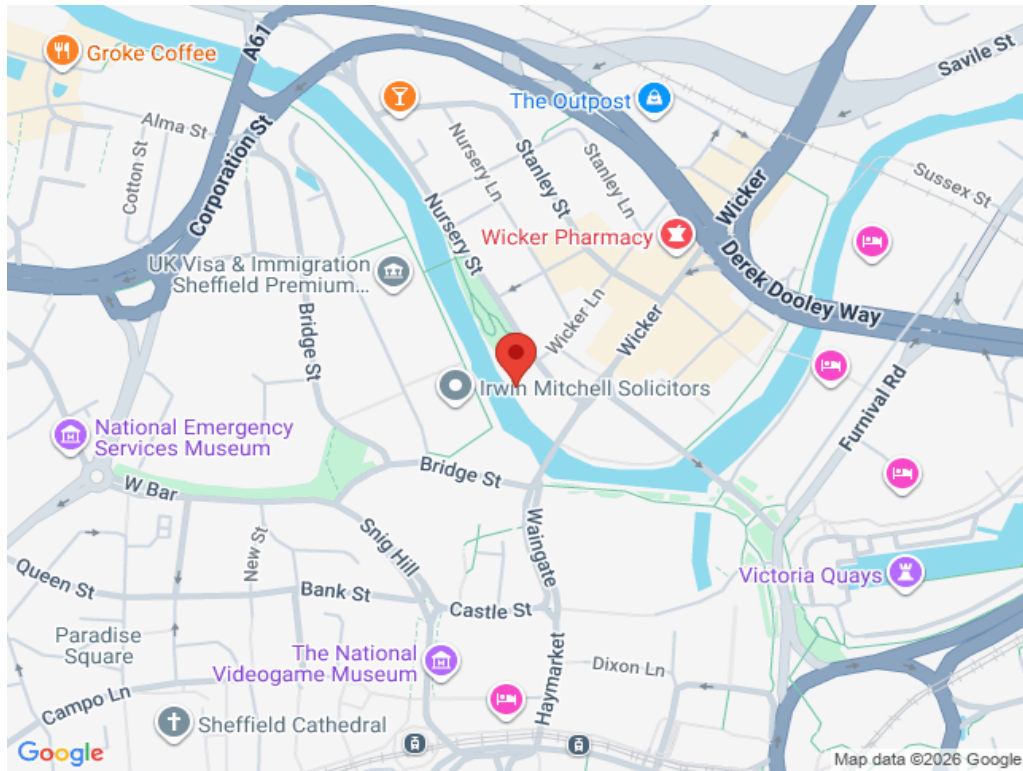


*Remaining Lease 179 years *Ground Rent £75 Per annum *Service Charge £1824 per annum *All furniture can be included within sale if buyer so wishes *Council Tax Band A *As advised by Vendors

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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