



Aspect Edward Street, Sheffield S3 7GJ

welcome to

Aspect Edward Street, Sheffield

GUIDE PRICE £60,000-£70,000- Welcoming a perfect investment opportunity on this one bedroom flat in Sheffield City Centre. The property has both the University of Sheffield and Hallam at their door step, it also benefits from great transport links and local amenities.



Hall

The wardrobe is situated in the hall to allow more room within the bedroom. Access to the bedroom, bathroom and living area from the hall.

Living Space

14' 5" x 13' 6" (4.39m x 4.11m)

Large windows over looking the communal grounds that are triple glazed. The kitchen is equipped with an integrated dishwasher, fridge freezer, cooker with a built in extractor and the property also offers a microwave.

Bedroom

11' 1" x 7' 6" (3.38m x 2.29m)

The bedroom offers a built in desk area for a designated study space, ample overhead storage cupboards. A double sized ottoman bed perfect for space saving storage. With a rear facing triple glazed window.

Bathroom

Walk in shower, low flush toilet, extractor fan and sink basin.



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Aspect Edward Street, Sheffield

- ONE BEDROOM FLAT
- NO CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- ACCESS TO LOCAL AMENITIES
- UNIVERSITY OF SHEFFIELD NEARBY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in the region of

£60,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPK114799 - 0005

 william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk