

Porterbrook 2, 3 Pomona Street, Sheffield, S11 8JG

# Porterbrook 2, 3 Pomona

## Sheffield, S11 8JG

### Description

Located within the Porterbrook development, Apartment 2 is the ideal opportunity for a landlord looking to expand their portfolio, with a tenant in situ.

The property benefits from a modern, open plan kitchen, dining and living area, with access via French Doors to a private balcony. One double bedroom serves the property alongside a sizeable bathroom, complete with three piece suite, and heated towel rail. Architectural speaking, the Porterbrook Development offers something a little different to standard, with curved walls internally creating a talking point amongst guests. Within the entrance hallway, a conveniently placed storage cupboard is located housing the hot water cylinder and washing machine. Consistent safety of residents is accounted for in the building, thanks to a secure key fob access.

The current tenant pays £750 per calendar month (excluding bills), providing an approximate Net rental yield of 7.05%.

**\*PLEASE NOTE THAT THIS PROPERTY IS BEING SOLD WITH A TENANT IN SITU\***

### The Location

Porter Brook has seen an revival in recent years following the regeneration of the area. Located on Pomona Street, the Porterbrook Apartments development offers modern living just a stones throw from Sheffield City Centre and the well-regarded area of Ecclesall Road. Considering the location, local bus routes both in the the City and out towards the Peak District are offered on your doorstep, allowing for the property to be an attractive prospect for those needing to travel further afield from Sheffield.

### Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Modern building regs, electric heating and double glazing combine to produce an excellent EPC rating of C77.
- Tenure: Leasehold with 182 years remaining. Service Charge: £1,800 per annum. Ground Rent: £150 per annum.
- Located in excellent proximity to Ecclesall Road and the City Centre.
- 1x Allocated parking space in secure undercroft parking area.
- Private balcony off of the living area through French Doors.
- Ideal investment purchase with tenant in situ.
- Rental Yield of approximately 7.05%.
- Close to local bus routes and walking distance to City Centre.
- Offered 'For Sale' with tenant in situ.







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