

Pinsent Millsands, Sheffield, S3 8NG

1 1 1

OIRO £80,000

- One Bedroom Fifth Floor Apartment
- Views Overlooking River
- Vacant Possession and No Chain
- EWS1 Pending
- Ideal investment 7.3% Net Yield
- Fantastic Location
- Leasehold
- EPC rating C



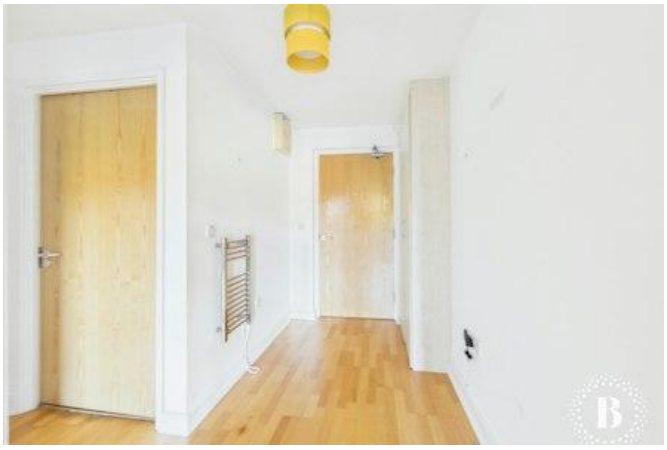




Belvoir Sheffield are pleased to present this well-presented one-bedroom, fifth-floor apartment, enjoying attractive views over the river.

Offered for sale with vacant possession and no chain this property represents an ideal investment opportunity, with a potential rental income of approximately £750 per month, equating to a 7.7% net yield.

The property offers a bright and spacious open-plan kitchen and living area, ideal for modern living. The kitchen is fitted with a range of units and includes an integrated oven, hob, dishwasher, and washer, all of which are included in the sale. The living space is well-proportioned and benefits from a large window framing the riverside outlook.



The bedroom is generously sized and also enjoys pleasant river views, creating a peaceful and relaxing environment.

The hallway provides excellent storage with two cupboards, one of which houses the water cylinder.

The bathroom is fitted with a bath with shower over, WC, and wash basin.

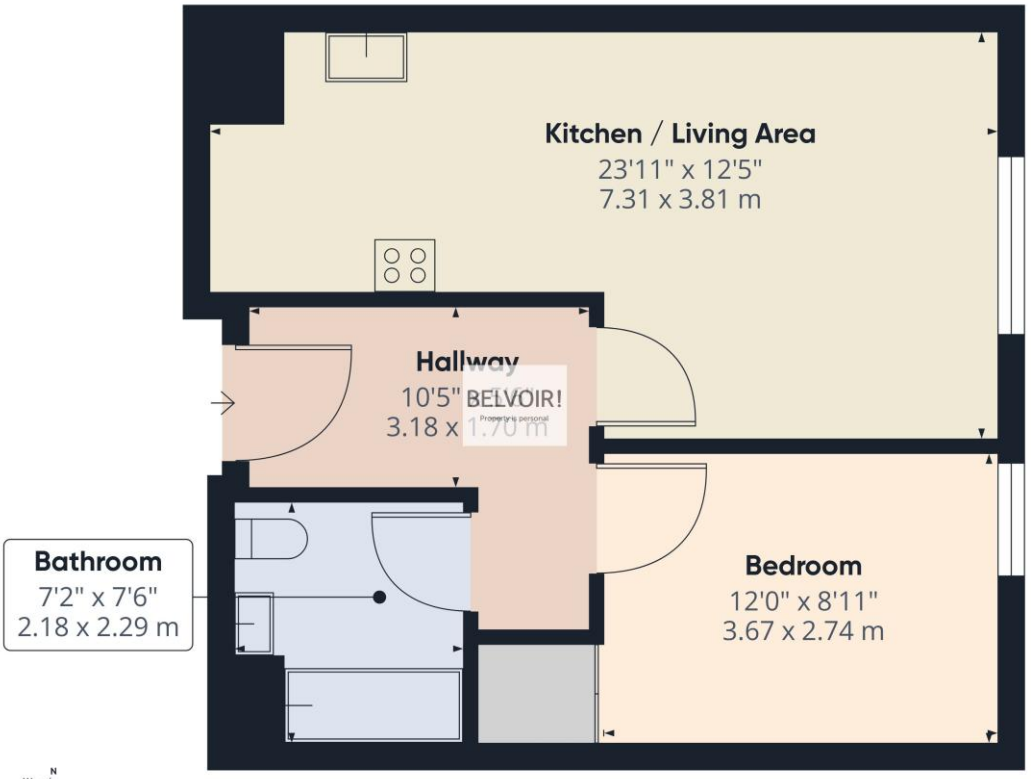
Externally, the property benefits from resident permit parking and is set within a quiet and desirable riverside location.

Ideally situated close to Kelham Island, the apartment is within easy reach of a wide range of popular bars, cafes, and amenities, as well as excellent transport links.
Additional Information:

The EWS1 is currently pending as remedial works are required; however, there is a commitment in place, with costs to be covered by the management company. The building is currently managed by FirstPort, with residents in the process of implementing Right to Manage (RTM).

*Lease remaining 974 years *Service Charge £2600 per annum *Ground Rent £220 per annum *Council Tax Band B *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.



Approximate total area[1]

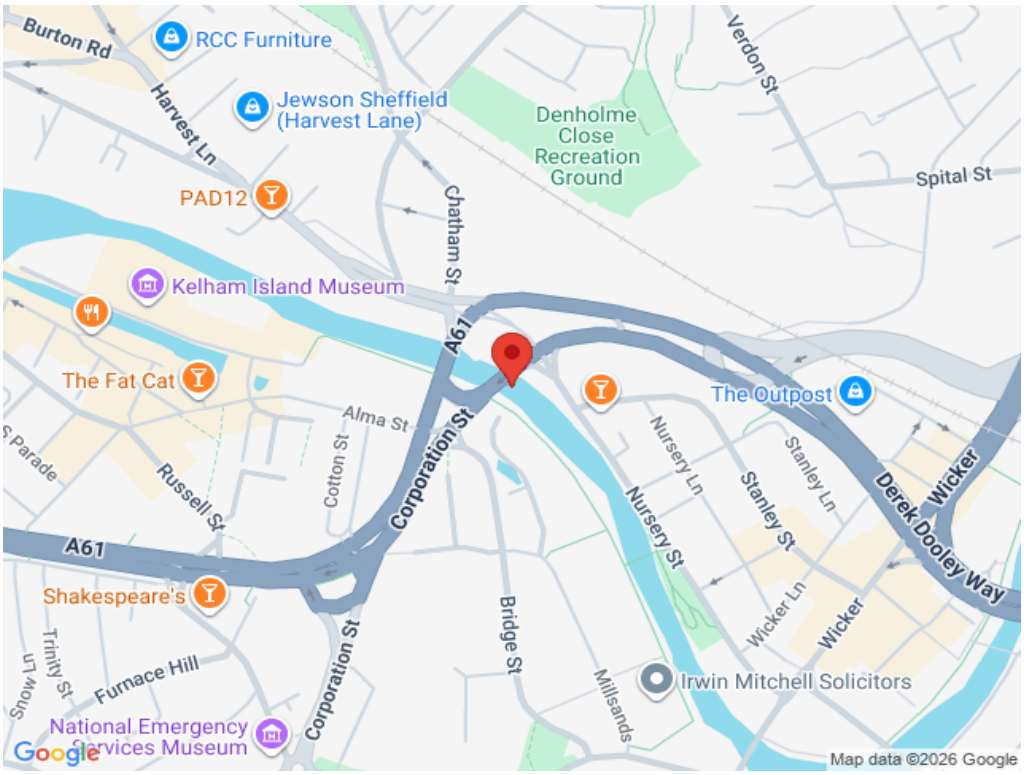
490 ft²

45.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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