

Beeches Bank, Norfolk Park, Sheffield, S2 3RL

2 1 1

OIRO £100,000

- Two-Bedroom Apartment
- First Floor
- Ideal Investment or First Time Buyer Home
- Popular Norfolk Park Area
- Excellent Transport Links including SuperTram Network
- Allocated Parking Space
- Leasehold
- EPC Rating B







Belvoir Sheffield are pleased to offer for sale this well-proportioned two-bedroom apartment, situated on the first floor of this popular development within the highly regarded Norfolk Park area of Sheffield.

The apartment offers well-planned accommodation throughout and would make an ideal purchase for a first-time buyer or property investor.









On entering, there is a spacious hallway with access to two useful storage cupboards, one of which houses the washing machine. The main living space is a bright and welcoming open-plan lounge and kitchen, providing plenty of room for both everyday living and entertaining.

The kitchen is fitted with a range of modern wall and base units, together with an integrated electric oven and gas hob. The lounge benefits from neutral decoration and carpeting, creating a comfortable and easy-to-maintain living space.

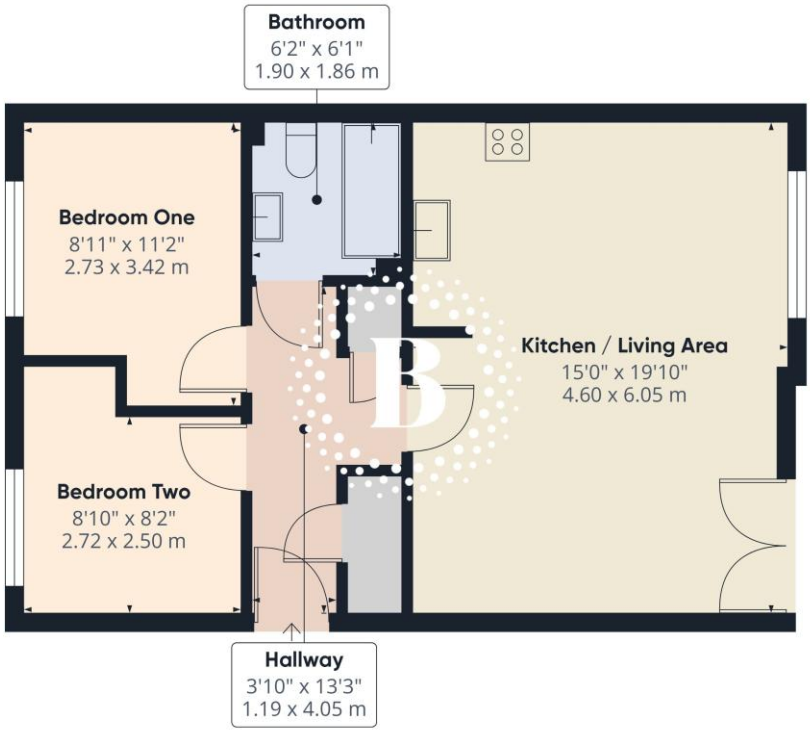
There are two good-sized double bedrooms, offering versatile accommodation, alongside a modern bathroom fitted with a three-piece suite including a bath with shower over, wash basin and WC.

The development is conveniently situated for the Sheffield Supertram, local shops and amenities, as well as nearby schools and green spaces. Sheffield city centre is also easily accessible.

The property is currently occupied under a rolling monthly tenancy at £775 per calendar month. Notice has been served for the tenant to vacate in January; however, should the property be purchased by an investor, the tenant may be interested in remaining. Alternatively, the property can be offered with vacant possession for an owner-occupier.

*Lease remaining : 104 years *Service Charge approximately £1940 per annum *Ground Rent £60 per annum *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.



Approximate total area[1]

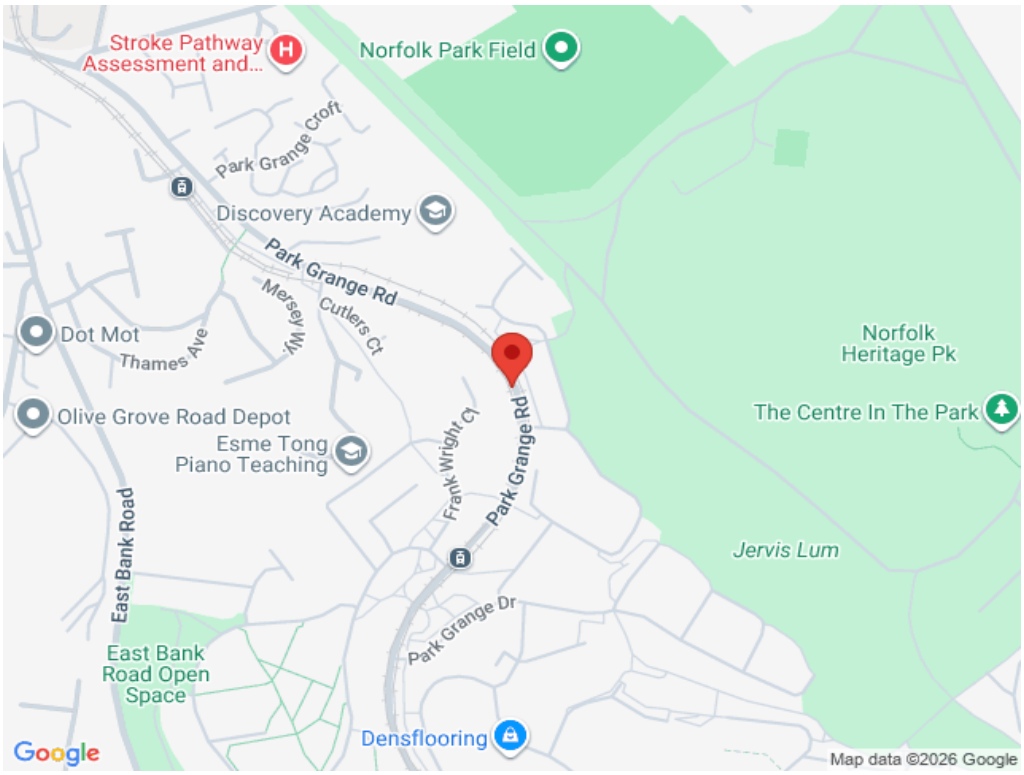
591 ft²

54.8 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



Belvoir

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