

Morton Works, 94 West Street, City Centre, Sheffield, S1 4DZ

1 1 1

OIRO £80,000

- One Bedroom Apartment
- Ground Floor
- Communal Courtyard
- Investment Property with Net Yield of 7.6%
- No Chain
- Walking Distance to Hospitals & Universities
- Leasehold
- EPC rating C





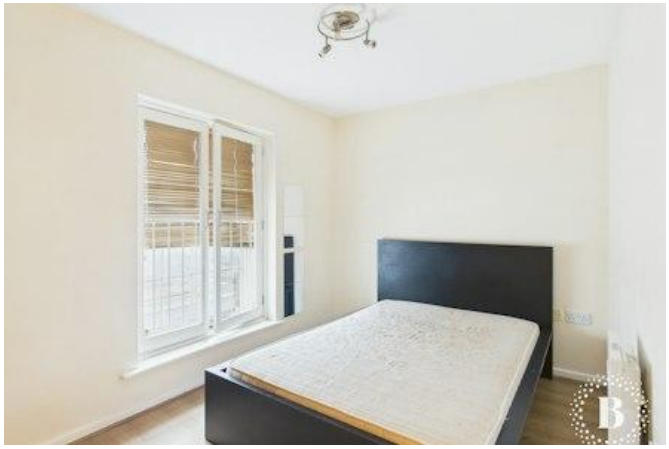


Belvoir Sheffield are delighted to present this attractive ground floor apartment, situated within the popular Morton Works development on West Street, right in the heart of Sheffield City Centre.

Offering an excellent opportunity for established investors or those looking to take their first steps into the buy-to-let market, the apartment benefits from a convenient city-centre location, with an anticipated rental income of £750 per calendar month.

The accommodation briefly comprises an entrance hallway with a useful storage cupboard housing the hot water cylinder, a spacious double bedroom and a generous family bathroom fitted with a bath with shower over, WC, wash basin and heated towel rail.

The open-plan living area benefits from plenty of natural light thanks to its multiple windows and incorporates a fitted kitchen with integrated oven and hob. The hallway, living area and kitchen have also recently benefited from new flooring.





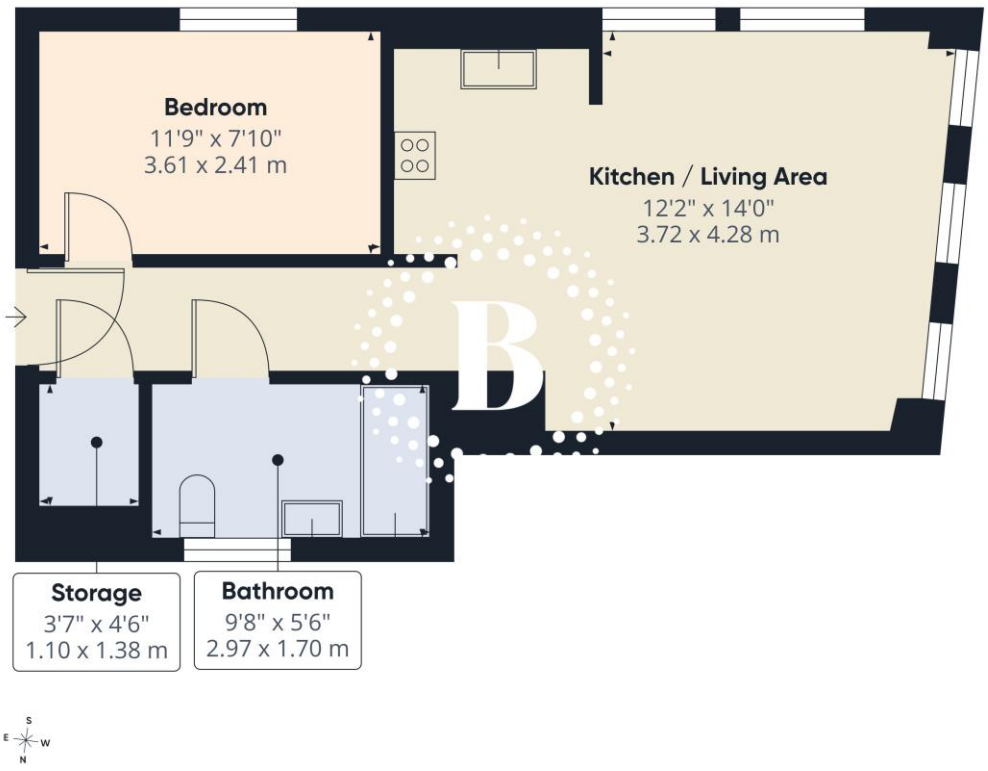

Further benefits include secure fob-controlled access and a pleasant communal courtyard located close to the entrance, providing a lovely outdoor space to relax.

Ideally positioned on West Street, the apartment is within easy walking distance of Sheffield's universities and hospitals, making it an attractive location for professionals and students alike. An excellent selection of bars, restaurants, cafes and nightlife can also be found right on the doorstep. The property is also conveniently placed for public transport links, offering easy access to the wider city and beyond.

The apartment is currently vacant and being marketed with an anticipated rental figure of £750 per calendar month, offering an excellent opportunity for an investor to secure a tenant and establish a rental income from completion.

*Remaining Lease 976 years *Ground Rent £150 Per annum *Service Charge £2760 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]

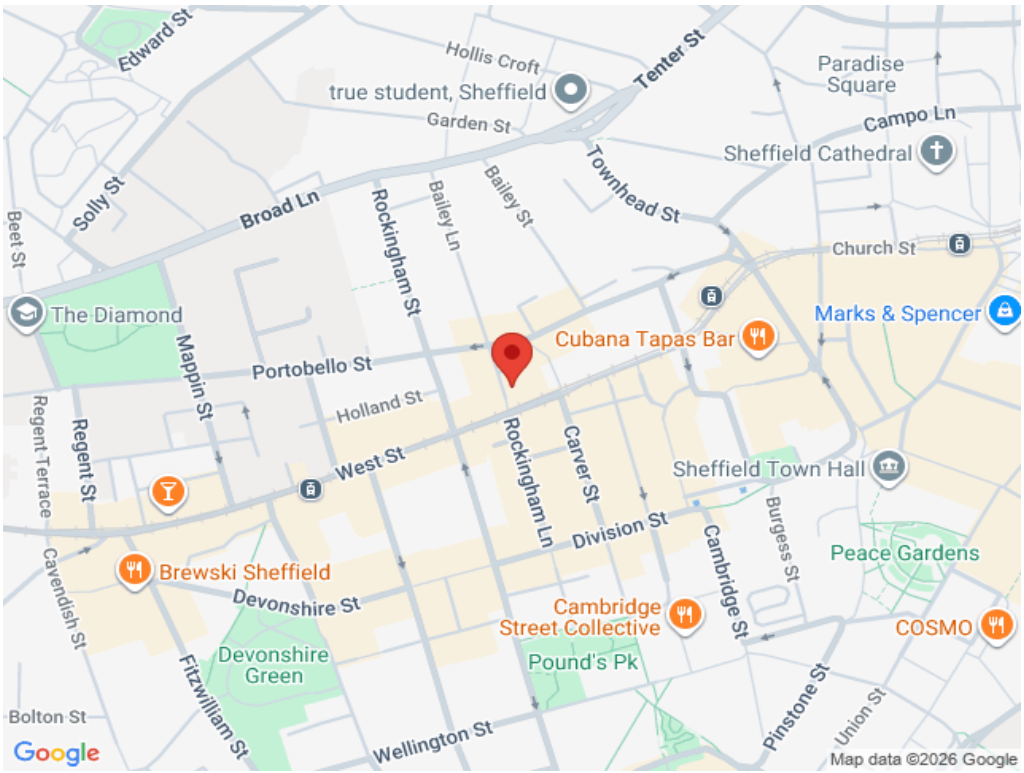
456 ft²

42.3 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.

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