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Leadmill Court, 2 Leadmill Street, City Centre, Sheffield, S1 4SA

BELVOIR!

OIRO £100,000



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Prop

Key Features

- > Vacant Possession & No Chain
 - > One Bedroom Apartment
 - > City Centre Location
 - > First Floor
- > Ideal for First Time Buyer or Investor
- > Potential Rental of £795 / 7.8% Net Yield
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are pleased to present this one-bedroom, first-floor apartment in a prime Sheffield City Centre location.

Ideal for first-time buyers or investors, the property offers strong rental potential of approximately £795 per month.

Sold with vacant possession and no chain.



The apartment is accessed via the entrance hallway, complete with an intercom handset and two practical storage cupboards and features a generous living space, complemented by a separate off-shot kitchen fitted with a range of wall and base units. Integrated appliances include a fridge freezer, washer/dryer, oven, hob and extractor hood — all included within the sale.

There is a good-sized double bedroom with a built-in storage cupboard, along with a family bathroom comprising a bath with shower over, WC, wash basin and heated towel rail.

The apartment is neutrally decorated throughout, benefits from double glazing and gas central heating.

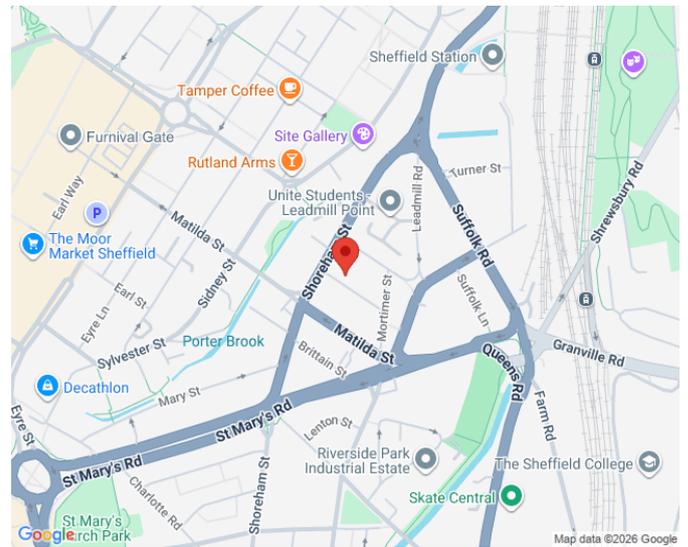
This property boasts a prime location, just a short walk from Sheffield Hallam University, Sheffield railway station, and a vibrant selection of shops, bars and restaurants. Excellent transport links are also close at hand, including the Sheffield Supertram, as well as extensive bus and rail networks — making it an ideal choice for both students and professionals alike.

Additional Information

*Lease: 985 years remaining *Annual Ground Rent £40.00 *Service Charge: £423.30 per quarter INCLUDING WATER COSTS *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.



Contact us today to arrange a viewing...

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