


# Metis, 1 Scotland Street, City Centre, Sheffield, S3 7AQ

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**OIRO £82,000**

- ALLOCATED PARKING SPACE
- *Potential 9.9% Net Yield*
- Ideal first-time buyer or Investment
- One Bedroom Apartment
- Fourth Floor
- Prime City Centre Location
- Leasehold
- EPC rating C







Belvoir Sheffield are pleased to offer this one-bedroom apartment on the fourth floor of the popular Metis development in Sheffield City Centre.

Featuring an open-plan kitchen, living and dining area, private balcony, double bedroom, and modern bathroom. Benefits include allocated parking, lift access, and an EWS1 form with B1 rating.

This well-presented one-bedroom apartment offers a welcoming entrance hallway with intercom access and a useful storage cupboard housing the water cylinder and washer dryer.

The property opens into a bright open-plan living, kitchen, and dining area, with patio doors leading out to a private balcony, providing an ideal space to relax. The modern kitchen is fully fitted with a range of integrated appliances, including an oven, hob, extractor fan, and dishwasher.









There is a generously sized double bedroom, along with a contemporary bathroom comprising a bath with shower over, WC, wash basin, and heated towel rail.

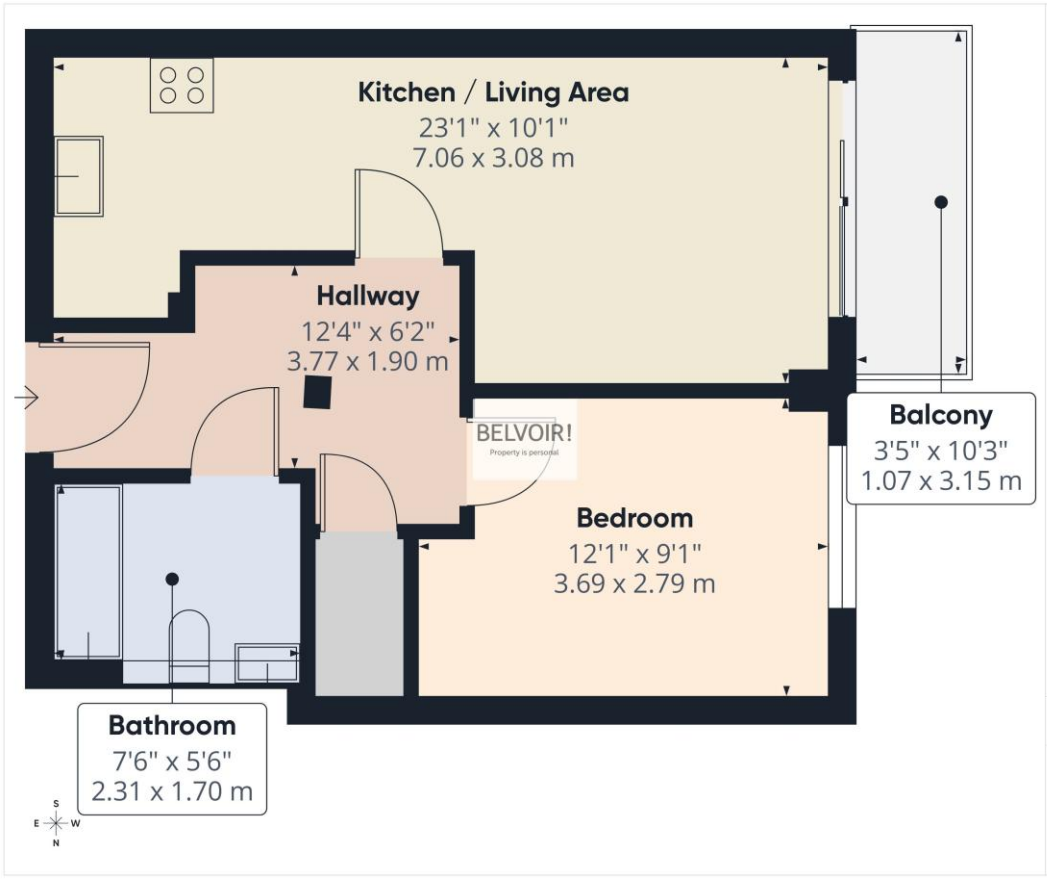
Further benefits include an allocated parking space and an on-site concierge service, adding both convenience and security. The property also presents an excellent investment opportunity, with a potential net yield of approximately 9.9%.

Ideally situated within walking distance of Sheffield's universities, hospitals, a wide range of shops and amenities, and excellent transport links, this apartment is perfectly suited to professionals, students, or investors seeking city centre living.

*Lease end date 01/01/2256 *Service Charge £1643 per annum plus an annual insurance cost of £385 *Ground Rent £150 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]

440 ft²

40.9 m²

**Balconies and terraces**

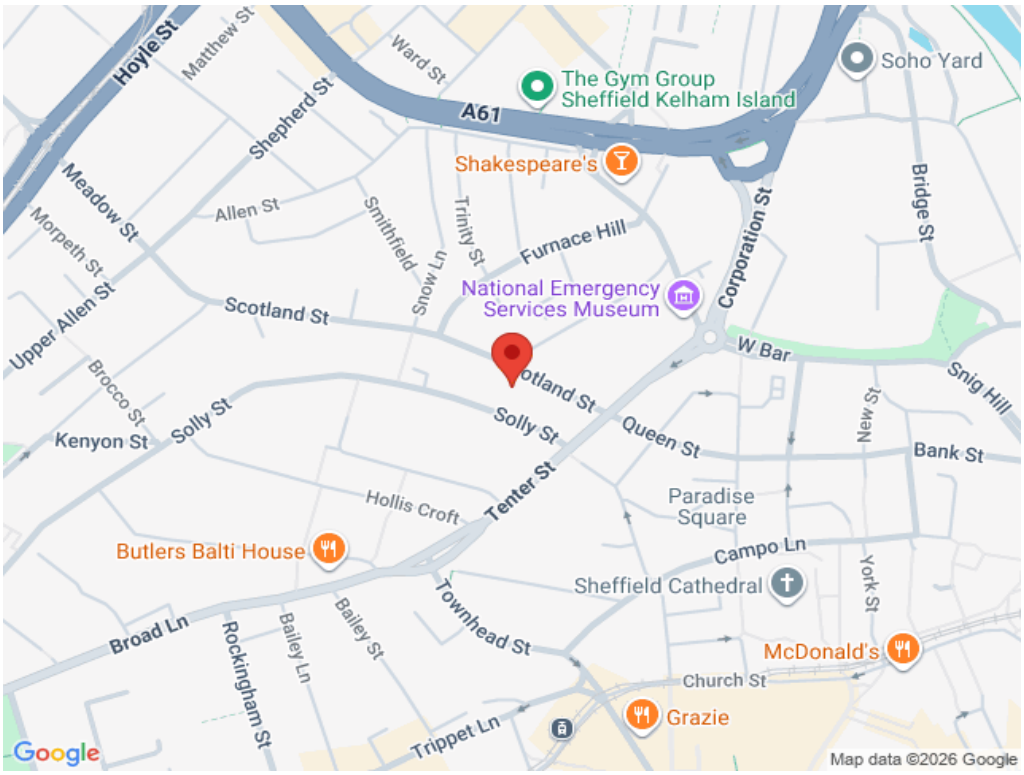
36 ft²

3.3 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.

GIRAFFE360




Belvoir

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