



**Viewings**  
Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

**Vendors Comments**  
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Apartment 39, 4, I Quarter Blonk Street, Sheffield, S3 8BG**  
**Guide price £80,000**

- Guide price £80000 - £85000
  - One bedroom top floor apartment
  - Communal roof top terrace
  - Fantastic transport links
  - No upward chain
- Tenant in situ paying £700pcm
  - Modern open plan living space
  - Convenient City centre location
  - Lift to all floors
  - \*\* CURRENT YIELD IS 7.7% AFTER MANAGEMENT FEES AND SERVICE CHARGE.



# Apartment 39, 4, I Quarter Blonk Street, Sheffield S3



\*\*GUIDE PRICE £80,000 -£85,000\*\*

Well presented TOP FLOOR apartment, sold with TENANT IN SITU.

\*\* CURRENT YIELD IS 7.7% AFTER MANAGEMENT FEES AND SERVICE CHARGE.

Modern and well maintained by the current tenant who is paying £700pcm. This first floor apartment is in the heart of Sheffield and with good access to the M1, train station, and local shops, it could also work as an Airbnb (subject to permissions). COMMUNAL ROOF TERRACE.

The property is sold with no chain. The building has lift access to all floors and a large shared outdoor terrace. An external wall fire safety certificate is available to view on request.

The layout includes: hallway, open-plan kitchen/living room, bathroom, and double bedroom.



Council Tax Band: A

