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The Chimes, 18 Vicar Lane, City Centre,  
Sheffield, S1 2EH

**BELVOIR!**

OIRO £130,000





### Key Features

- > Spacious One Bedroom Apartment
  - > City Centre
  - > Balcony
  - > First Floor
- > Investor or First Time Buyer Purchase
- > Tenant in Situ paying £800 PCM
  - > Tenure: Leasehold
  - > EPC rating B

Belvoir Sheffield are delighted to present this first floor one-bedroom apartment, located in the City Centre within walking distance to the Sheffield Universities.

This spacious apartment benefits from an open plan living, dining and kitchen area, balcony, one double bedroom and a family bathroom.

Ideal for first-time buyers or investors alike, with rental income of £800 per month.





This well-presented apartment features a welcoming entrance hallway with a large storage cupboard housing the water cylinder. The spacious open-plan living, dining and kitchen area is fitted with modern wall and base units and includes integrated appliances comprising an oven, hob, extractor fan and fridge freezer, all of which are included in the sale. Patio doors open onto a private balcony, providing valuable outdoor space.

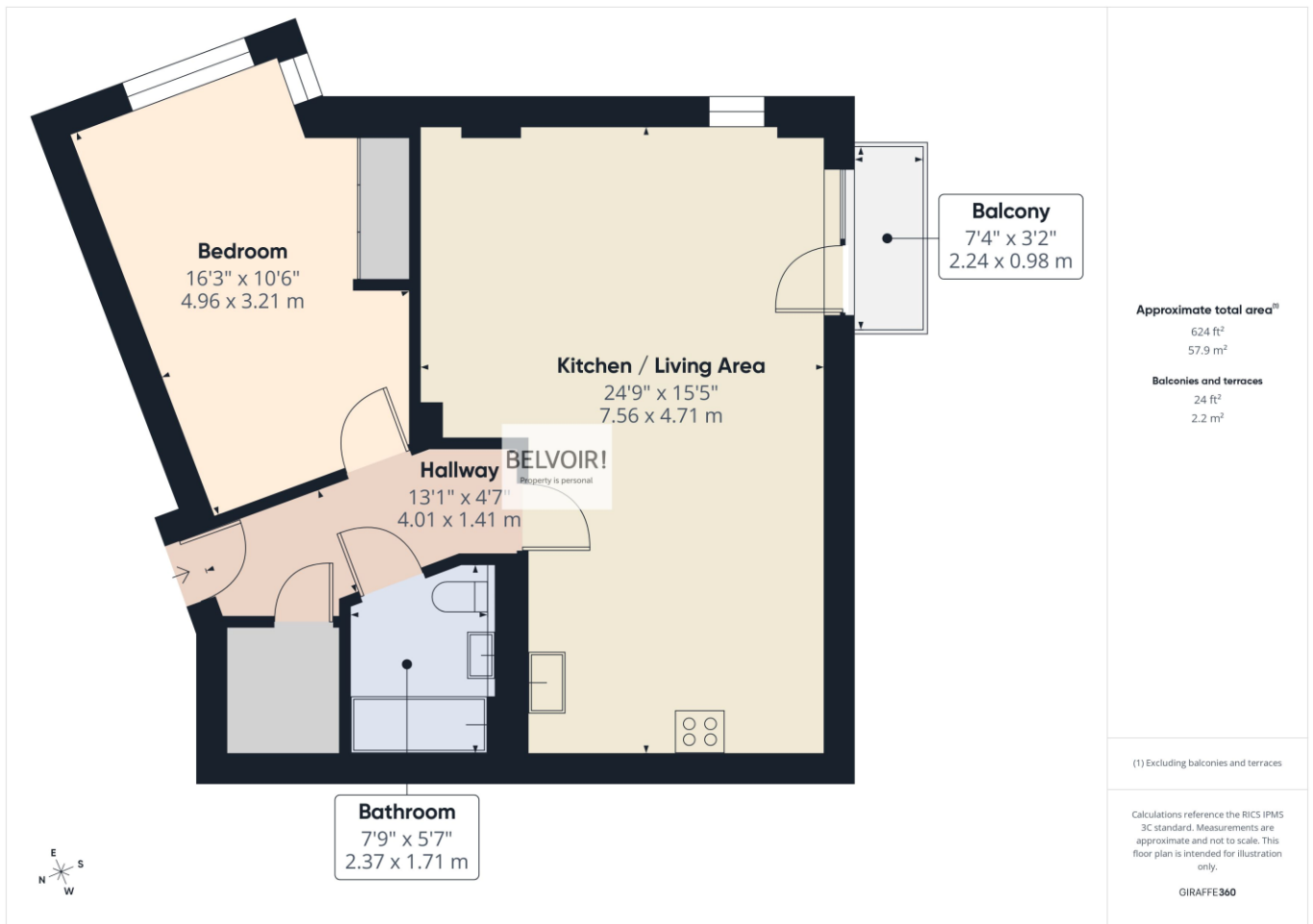
The property offers a generously sized double bedroom with a carpeted floor and built-in wardrobes, along with a family bathroom fitted with a bath and shower over, wash hand basin and WC.

Ideally located in a prime city-centre position, the apartment is within walking distance of Sheffield's universities and benefits from excellent local amenities and transport links across the city and beyond.

The property is currently let to a tenant on a monthly rolling contract at £800 per calendar month. The tenant is happy to remain should the property be purchased by an investor, or alternatively notice can be served to allow vacant possession for an owner-occupier.

**Additional Information:** \*Remaining Lease 128 years \*Ground Rent £309.54 Per annum \*Service Charge £1400 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.



Contact us today to arrange a viewing...

# BELVOIR!

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