



Fargate House, City Centre,
Sheffield, S1 2PU



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OIRO £125,000

- One Bedroom Apartment
- Prime City Centre Location
- Second Floor
- Brand new conversion in 2024!
- Ideal Investment with 6% net yield
- Sold with tenant in situ paying £975 per month
- Leasehold
- EPC rating C

Because property is personal with...

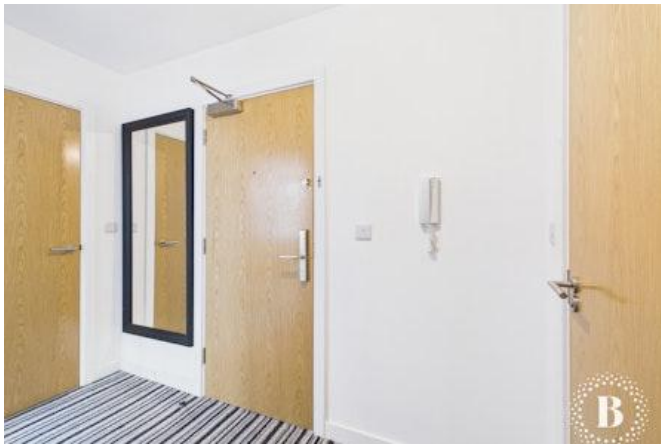
Belvoir



Belvoir Sheffield are pleased to present to the market this well-presented one-bedroom, second-floor apartment, ideally located in the heart of the city centre.

Offered to the market with a tenant in situ and generating a rental income of £9,000 per annum, this represents an excellent investment opportunity.

The property forms part of a recent conversion, having been transformed from offices into residential apartments in 2024, and therefore benefits from all new fixtures and fittings throughout.



Internally, the apartment offers a bright and spacious open-plan living, kitchen, and dining area, flooded with natural light and providing a comfortable and versatile living space. The modern kitchen is well-equipped with integrated appliances including a fridge freezer, oven, and hob, along with space for a washing machine.

The bedroom is a good-sized double, again benefiting from excellent natural light, while the bathroom is finished to a modern standard and comprises an enclosed shower, WC, and wash basin. The property also features a welcoming hallway with a useful storage cupboard housing the water cylinder.

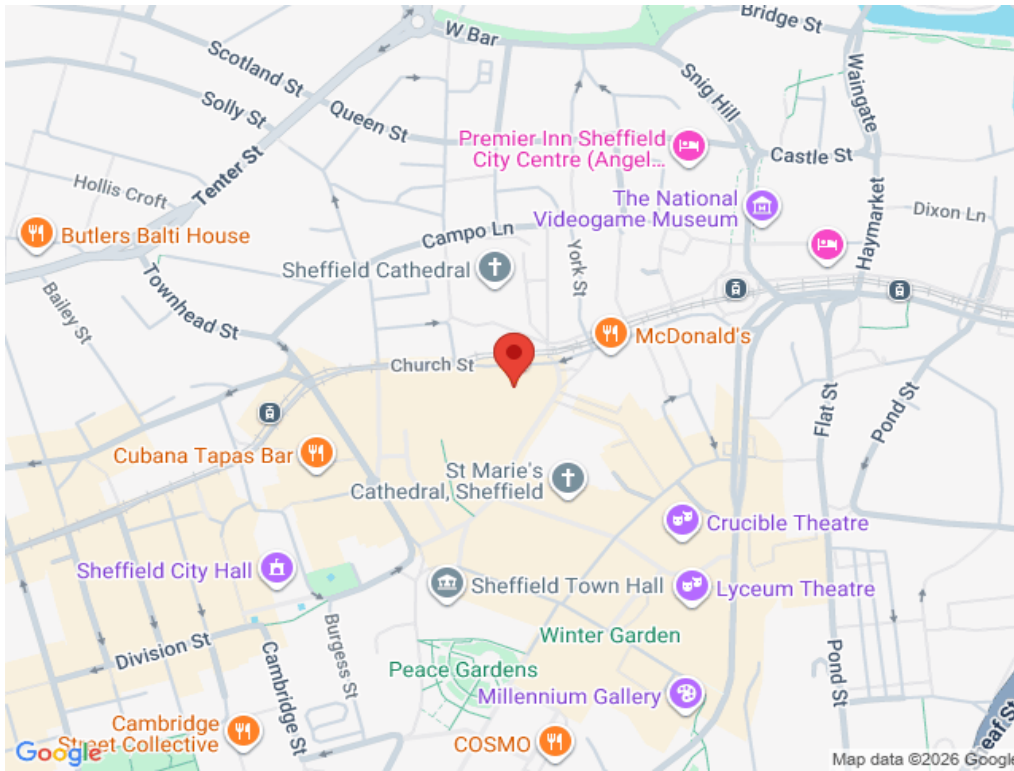
Situated in the sought-after Fargate House development, the location is truly prime—just moments from The Moor and Fargate shopping areas, with a wide range of shops, bars, and restaurants on your doorstep. Excellent transport links are close by, including the Sheffield Supertram, and both universities and hospitals are within easy walking distance, making this an ideal city base.

*248 years left on lease *Ground Rent £0 per annum *Service Charge approximately £1600 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.





Belvoir

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