



41A ST. JAMES AVENUE SHEFFIELD, S25 5DR

£1,100,000
FREEHOLD

Investment Opportunity – Early Bird

An excellent investment opportunity to acquire an apartment block situated in the highly sought-after village of South Anston.

The development comprises a total of eight apartments, including two two-bedroom apartments, two three-bedroom apartments, and four first-floor duplex apartments, all offering well-proportioned and desirable living accommodation.

The property currently generates an annual rental income of £68,400, delivering an estimated gross rental yield of approximately 6%, making this an attractive proposition for investors seeking immediate income with long-term potential.

**Kendra
Jacob**

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41A ST. JAMES AVENUE

• Investment Opportunity – Early Bird • 8
Apartments in Total • Sought-After Semi-Rural
Location • Excellent Commuter Links (A57, M1 &
Kiveton Park Station) • 2 x Two-Bedroom
Apartments • 2 x Three-Bedroom Apartments • 4
x Duplex Apartments • Council Tax Band A

Investment Opportunity – Early Bird

An excellent investment opportunity to acquire a fully let apartment block situated in the highly sought-after semi-rural village of South Anston.

The development comprises a total of eight apartments, including two two-bedroom apartments, two three-bedroom apartments, and four first-floor duplex apartments. Each apartment offers an average internal floor area of approximately 774 sq. ft, providing generous and well-proportioned living accommodation.

The property currently generates an annual rental income of £68,400, delivering an estimated gross rental yield of approximately 6%, making this an attractive proposition for investors seeking immediate income with long-term potential.

South Anston is a popular residential location, combining a semi-rural setting with excellent commuter links. The property is conveniently positioned close to the A57 and M1 motorway network, with Kiveton Park train station nearby, offering easy access to surrounding towns and cities.

Local amenities include village shops, schools, traditional pubs and restaurants, all contributing to strong and consistent tenant demand.

Further benefits include EPC ratings of C's and D's across the apartments and Council Tax Band A.

Early viewing is highly recommended to appreciate the income potential and desirable location on offer.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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