



## 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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