



Leadmill Court, Leadmill Street,
Highfield, Sheffield, S1 4SA



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£118,000

- Two Bedroom Apartment
- First Floor
- Spacious
- Ideal First Time Buy or Investment
- Prime Location
- Vacant Possession & No Chain
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to present to the market this well-appointed two bedroom apartment in Sheffield City Centre. Perfectly suited for first-time buyers or investors, this spacious property offers comfortable and contemporary living with strong rental potential of approx £895pcm. The property in brief comprises of generous open-plan living/dining area, modern fitted kitchen, two bedrooms, one double and one box room that can be utilised as a home office, dressing room or hobby room along with a main family bathroom consisting of bath and shower over, WC, wash basin and heated towel rail. Sold with vacant possession and no chain *EWS1 compliant*

The apartment is neutrally decorated throughout, benefits from double glazing and gas central heating.

This property boasts a prime location, just a short walk from Sheffield Hallam University, Sheffield railway station, and a vibrant selection of shops, bars and restaurants. Excellent transport links are also close at hand, including the Sheffield Supertram, as well as extensive bus and rail networks — making it an ideal choice for both students and professionals alike.

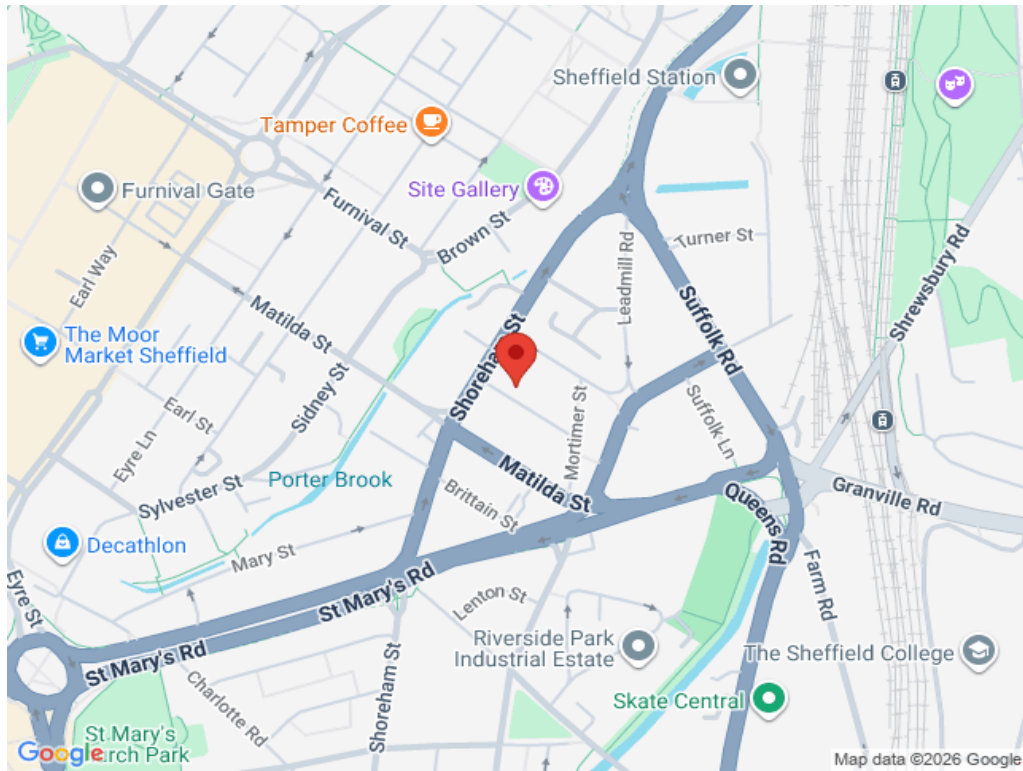
Sold with vacant possession and no chain *EWS1 compliant*



*Lease: 970 years remaining *Annual Ground Rent £50.00 *Service charge £653 per quarter including water & sewage charges *Council Tax Band B *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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Belvoir

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