



3  1  1 

Bramwell Court, Sheffield, S3 7PR

**BELVOIR!**

OIRO £140,000





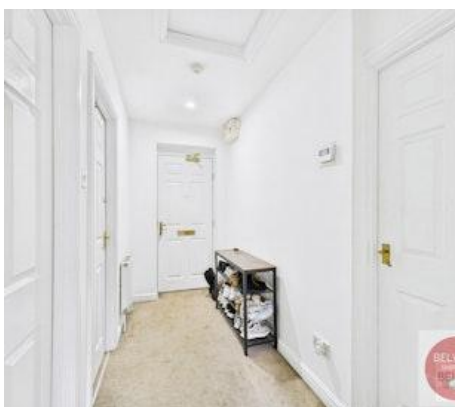
### Key Features

- > Three Bedroom Flat
  - > Second Floor
- > Walking Distance to City Centre
  - > First time buyer or Investor
  - > 9.1% NET YIELD!
  - > No Chain
- > Close to Hospitals and Universities
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are delighted to present this well-proportioned second-floor three-bedroom apartment, situated in an extremely popular location within walking distance of Sheffield's universities and hospitals.

This spacious apartment benefits from living area with views of the city, three double bedrooms and a family bathroom.

Ideal for first-time buyers or investors alike, with current rental income of £1170 per month.



The accommodation briefly comprises a welcoming entrance hallway with space for shoe storage, leading through to a substantial lounge featuring large windows and wonderful city views. The modern, fully fitted kitchen is equipped with integrated appliances including a fridge freezer, electric oven, electric hob and extract fan, all included in the sale, along with a freestanding dishwasher and washing machine. There are two double bedrooms accessed from the hallway, with a third double bedroom arranged as a mezzanine from the living area. The family bathroom comprises a bath with shower over, wash basin, WC and a chrome heated towel rail.

Externally, the apartment benefits from an allocated parking space, a rare and valuable feature for a property located so close to the city centre.

Ideally situated, the apartment is within walking distance of Sheffield's universities and enjoys excellent local amenities along with superb transport links across the city.

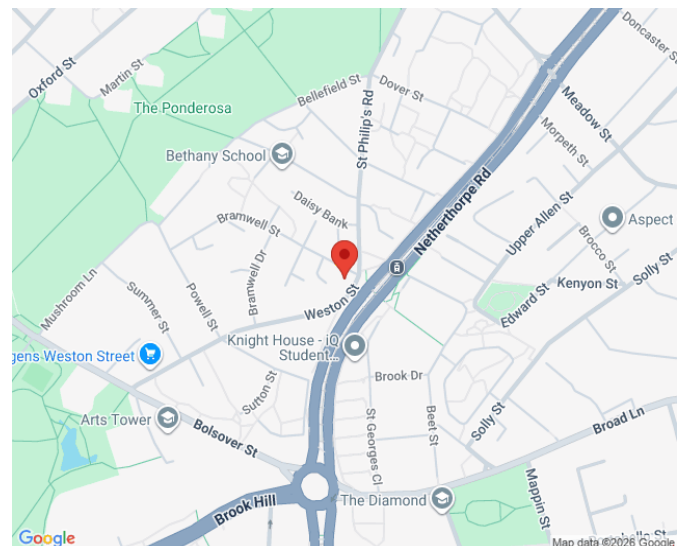
The property is currently let until June 2026 at £1,170 PCM. The tenant is happy to remain in situ should the property be purchased by an investor. Alternatively, notice can be served to provide vacant possession for an owner-occupier upon expiry of the tenancy in June.

**\*\*Current photos were taken prior to tenants moving in\*\***

**Additional Information:** \*Remaining Lease 98 years \*Ground Rent and Service Charge £1269 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!

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

0114 252 5215