



1 bed apartment to buy in S3

33 Cutlery Works , 33 Lambert Street,
Sheffield, South Yorkshire, S3 7BG

£68,400 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom Apartment
- ✓ Tenant In-Situ Paying £750pcm
- ✓ Perfect for Investors Looking to Expand Portfolios
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

For Sale Via Auction - One Bedroom Apartment | Tenant in Situ | £750 PCM Rental Income.

An excellent opportunity to acquire a well-presented one-bedroom apartment within the popular Cutlery Works development, offered fully furnished and with a tenant in situ currently paying £750 per calendar month.

Forming part of a stylish factory conversion, the property blends Sheffield's industrial heritage with modern living, creating a highly desirable city-centre home.

The apartment is finished to a contemporary standard and is being sold fully furnished with the tenant in-situ, making it an ideal turnkey investment.

The location is a key highlight, situated within easy walking distance of Sheffield city centre, the high street, universities, and major hospitals. A Tesco Express, tram stops, and bus routes are all just a short stroll away, ensuring strong ongoing rental appeal.

With immediate rental income from day one, this property represents an attractive opportunity for investors.

The photos provided are from pre-tenancy.

We are advised the apartment is 47sq ft with an EPC rating B.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,343.00

Price: Starting Bid £68,400

Property Type: Apartment

Parking: None

Year built: 2007

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

33 Cutlery Works , 33 Lambert Street, Sheffield, South Yorkshire, S3 7BG

Contact your local branch today for more information on this property:

Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, www.letsliveleeds.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

