



**1 bed Pond Street, Sheffield, S3 8WA**

**£114,950**

PERFECT INVESTMENT OPPORTUNITY \*\* CITY CENTRE LOCATION \*\* LOW GROUND RENT & SERVICE CHARGE \*\* RENTAL YIELDS OVER 6% \*\* INVEST WITH 10% DEPOSIT \*\* REMAINING BALANCE ON COMPLETION

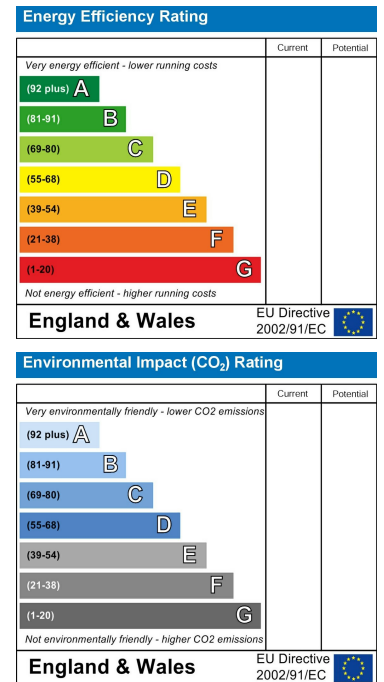


# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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