

Whitecroft Works, Furnace Hill, Sheffield S3



Offers in the region of £75,000 Leasehold



- Studio Crash Pad
- Hands Off Investment
- Open Plan
- Fully Managed

- Walk to Kelham
- Great Rental History
- Modern Shower Room
- EPC B 86

STUDIO INVESTMENT OPPORTUNITY NEAR TO KELHAM ISLAND!

This smart studio represents a sound investment opportunity and is sold with a TENANT IN SITU with a gross annual income of £5,400 making it a great choice for a first time investor or a lovely addition to a professional portfolio. The studio is MODERN and OPEN PLAN within this GATED DEVELOPMENT that sits near to the KELHAM ISLAND DISTRICT and within walking distance to the CITY CENTRE.

Location

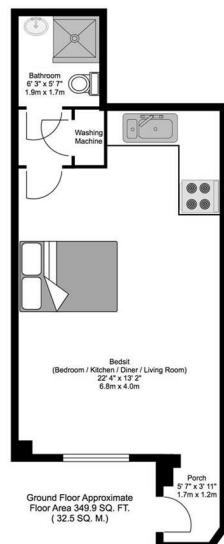
Whitecroft Works is positioned within an attractive, enclosed courtyard that is accessed via a secure gated entry system. The development itself has some stunning original architectural features whilst also being less than 10 minutes walk away from the Cathedral Quarter with its bus and tram links across the City. Kelham Island is also within easy reach to take advantage of the area's envious mix of bars, real ale pubs and restaurants and there is also a gym within walking distance. There is some free, off street parking towards the rear of the development and easy access to the ring road, motorway and railway station.

Open Plan Kitchen/Bedroom/Living Area

This spacious room is easily large enough to be divided into zoned areas for sleeping, dining an relaxing as demonstrated by the current tenants. The open plan layout allows for a fully appointed kitchen that is position on the rear wall and is comprised of a range of attractive beech effect units with contrasting worktops above with tiled upstand. Appliances include stainless steel electric oven, extractor hood and four ring gas hob, as well as integrated washer/dryer and fridge with freezer compartment. The property benefits from gas central heating with high quality walnut effect laminate flooring throughout.

Bathroom

Modern bathroom with fully tiled, walk in shower enclosure featuring thermostatic mixer shower, pedestal wash basin with mixer tap and low level WC and tiling to the floor.



Additional Information*

- Current Rent: £450.00 pcm
- Tenancy until: June 2019
- Tenure: Leasehold
- Lease until: 2121
- Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>)
- Service Charge: £800.00 per annum
- Ground Rent: £200.00 per annum
- Central Heating: Gas
- Glazing: Double
- *Advised by Vendor

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	87	86	86

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

