

## Bamford Point, Cuthbert Bank Road, Sheffield S6



**Price £152,500 Leasehold**



- Exciting New Residential Development
- Parking And Terraces Available
- Luxury Bathrooms
- Low Service Charges
- High Specification!
- 45 One And Two Bedroom Apartments
- High Specification Kitchens
- Lift Access To All Floors
- Near to Kelham Island District
- Launch Event TBC!

\*\*\*BRAND NEW TWO DOUBLE BEDROOM APARTMENT WITH LARGE PRIVATE ROOF TERRACE\*\*\*

\*DISCOUNTED FURNITURE PACKS AVAILABLE\* \*OPTION TO ADD PARKING\*

Bamford Point comprises a mix of 45 luxury one and two bedroom apartments that are arranged over five floors with the option to purchase a property that features a terrace and secure undercroft parking. Each apartment is an ultra high specification and features German manufactured kitchens and luxury bathrooms. The development is located less than 100 metres from the Bamford Street Supertram stop with fast links to the City Centre and nearby Kelham Island District and is also within walking distance of Hillsborough's fantastic mix of high street shops, cafes, riverside bars and restaurants, as well as being near to the Kelham Island District!

CALL THE OFFICE ON 0114 2525215 TO BOOK A VIEWING TODAY!!!!

\*Pictures are of two bedroom show apartment

### Why Sheffield?

Sheffield is THE place to live and invest in the North and Bamford Point benefits from being a stone's throw away from Hillsborough which is one of Sheffield's most popular suburbs to work and play! One of the greenest cities in Europe, a third of the city lies within the Peak District National Park but at the same time has fast transport links to London and Scotland with the international Doncaster Sheffield Airport less than half an hours drive away.

Sheffield has a reputation for being one of the most vibrant and diverse places to live with something to suit all tastes including the largest theatre complex outside of Europe, art galleries and the famous Meadowhall Shopping centre and nearby IKEA. The development is also near the trendy Kelham Island District, that was recently crowned one of the top 10 coolest places to live in the UK and Europe.

### Key Features

\*45 one and two bedroom apartments with lift access to all floors\*

\*Parking available for £6000 per space on a first come, first served basis\*

\*Furniture packs available - POA\*

\*German manufactured, contemporary kitchens and luxury bathrooms\*

\*Super-fast fibre optic broadband and video entry systems\*

\*Integrated appliances from the Bosch/Neff/Siemens Group\*

\*Energy efficient triple glazing throughout\*

\*Low services charges and 130 year lease\*\*

\*10 Year New Build Warranty\*

### A Sound Investment

Bamford Point represents a sound opportunity for investors to add to their portfolio with impressive yields, as well as low service charges and the added peace of mind of a 10 year New Build Warranty.

Belvoir! Sheffield is located within the vibrant Cathedral Quarter in Sheffield city centre, perfectly located amid the historical landmarks present in The Steel City. Belvoir! have always been known as 'The Lettings Specialist' and for good reason – we are the largest franchised lettings agent within Sheffield and our Lettings Team are experts in their field! We offer an award winning Fully Managed package that is exclusive to Bamford Point, including in-house Property Management that we can tailor to your individual needs, coupled with additional services such as Rent Guarantee and insurance for landlords and tenants.

### Reservation Process

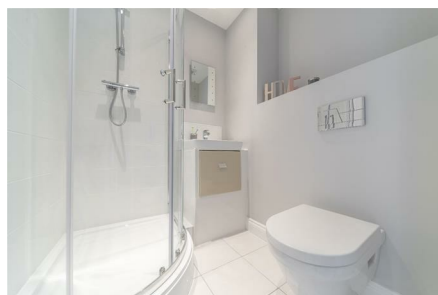
Belvoir are on hand to make your purchase as stress free as possible, whether you are a first time buyer looking to make your first step onto the property ladder or a seasoned investor.

The reservation process is as follows:

- 1) £2000 fee payable to secure your plot
- 2) 10% deposit on exchange of contracts
- 3) Balance due on completion (est January 2020) less the £2000 reservation fee
- 4) Full aftersales care is provided to keep you updated up until the day of handover

### 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. Show apartment photography shown is not indicative of full specification. PICTURES ARE OF TWO BEDROOM SHOW APARTMENT





# BELVOIR!

Belvoir! Sheffield  
34 Campo Lane, Sheffield, South Yorkshire, S1 2EG  
[sheffield@belvoir.co.uk](mailto:sheffield@belvoir.co.uk)



Call: 0114 2525 215

[belvoir.co.uk](http://belvoir.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		