

Bamford Point, Cuthbert Bank Road, Sheffield S6

Development on **Saturday
16th November!**

Come for a drink and
speak to our dedicated
sales experts between
10am - 2pm about
Bamford Point
and the available
options.

We have some special
deals on the day, so
don't miss this incredible
opportunity to find out
about one of Sheffield's
hottest Developments!

Please contact Kate to
register your interest and to
book a viewing time.



Prices from £94,500 Leasehold



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- 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!

EXCITING NEW RESIDENTIAL DEVELOPMENT OPPORTUNITY DUE FOR COMPLETION IN JANUARY 2020! RESERVE YOURS TODAY!

PRICES FROM £94,500 *DISCOUNTED FURNITURE PACKS AVAILABLE* *PARKING AVAILABLE*

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

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.