



## 65 Pond Street, Sheffield, S3 8WA

**Asking price £167,000**

\*\*\*Investors only\*\*\*

CityRise is delighted to present this stunning new development located in the heart of Sheffield City Centre. It offers a mix of well-proportioned 1 and 2-bedroom apartments comprising a lounge with open plan kitchen-dining area and a modern bathroom.

The development is situated in a highly sought after location, it is surrounded by great local amenities and is only 4 minute walk from Sheffield Train Station. This 2-bedroom property is currently sold as a buy to let investment, representing a sure source of tenant demand. Invest now with 10% deposit and remaining balance paid on completion.

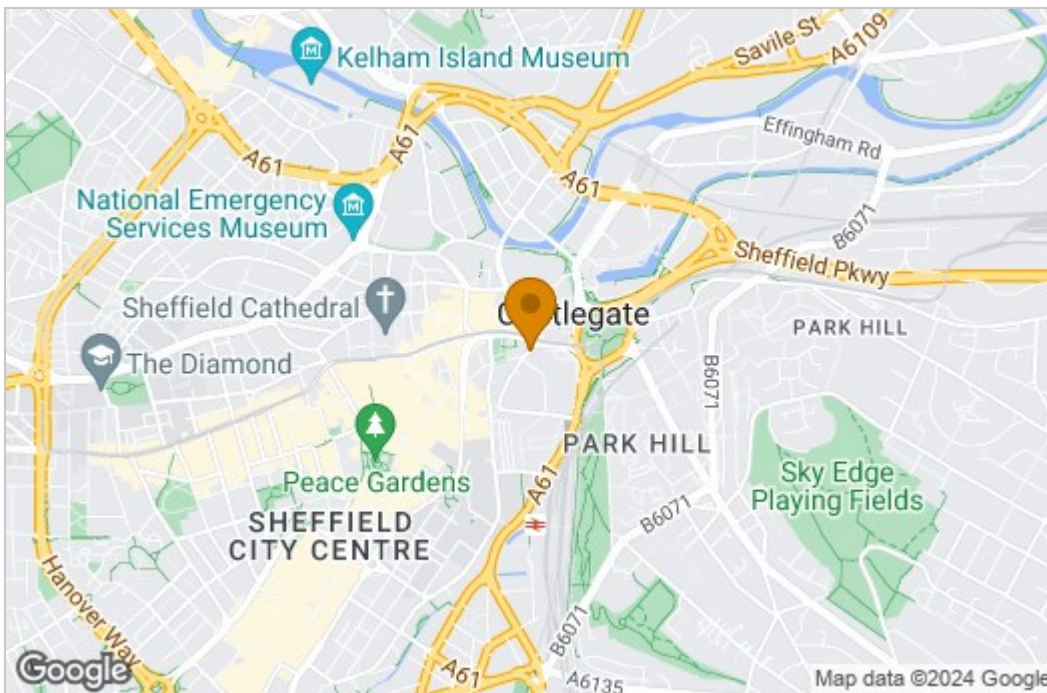
Sheffield offers great business opportunities attracting professionals from across the region. In turn, this will increase the number of renters in the market. In 2014, 19 of Yorkshire's biggest companies were in Sheffield, with over 52,000 businesses in operation.

Please do not hesitate to contact us for further information.



## Floor Plan

## Area Map



## Energy Efficiency Graph

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

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