



Apartment 2, Universe Works, 97B Mary Street, Sheffield, S1 4RT

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Sheffield, S1 4RT

FULL DESCRIPTION

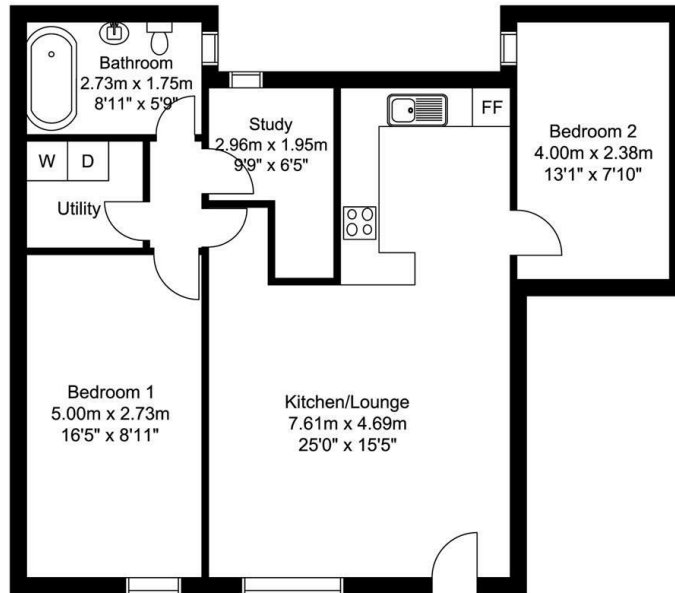
GUIDE PRICE £145,000 - £147,000. A spacious ground floor 2 bed apartment which forms part of this fabulous development situated adjacent to the Porter Brook on a charming cobbled street on the edge of the city centre. Universe Works is ideally placed for Sheffield Hallam's city centre campus alongside the train station and the city centres comprehensive amenities. This lovely property features high ceilings and a spacious, open plan living arrangement which benefits from a brand new kitchen (installed in June 21) and there is potential for investors to possibly increase the annual return via a small reconfiguration of the accommodation to add better proportions to the versatile study area if the necessary consents were acquired. Currently let between July 22 to end of June 23. 6th July 23 to 28 June 24 at an annual rental income of £11'280 (for the 2 bedrooms with potential for more if the remedial work was undertaken) this investment property will be sure to attract interest and an early viewing is very much advised.

- Currently let at £11,280 (for just the two bedrooms) between July 22 to end of June 23. From 6th July 23 to 28 June 24
- Ideal investment property.
- Great location, convenient for Sheffield Hallams city centre campus along with the train station.
- Two good bedrooms and potential for a third.
- Versatile study area with potential for enlarging and improving the rental income (subject to regs).
- Large, open plan living room and brand new kitchen (installed in June 21).
- Secure site with electric gates to courtyard.
- Modern bathroom.
- Inner hallway with plumbing for utility appliances and a cloaks cupboard.
- Tax Band C/ ECP 73: C/ 119 years remaing on the leaseService Charge £3082.68 per annum.





70 sq m/757.12 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



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