



Apt 34 Cutlery Works Lambert Street, West Bar, Sheffield, S3 7BG



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Guide Price

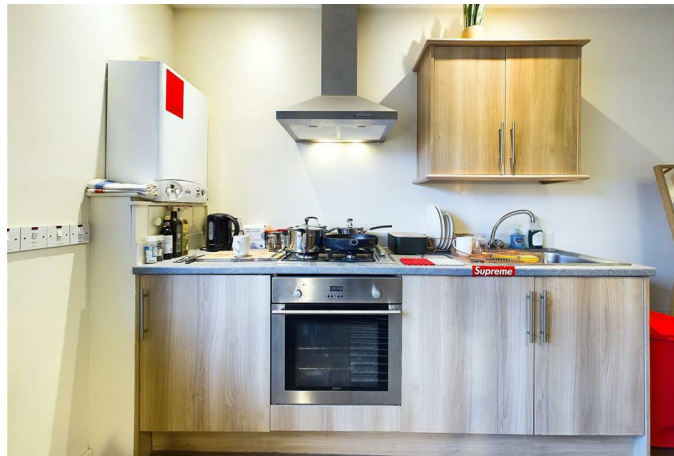
£63,000

IDEAL BUY-TO-LET INVESTMENT OPPORTUNITY!

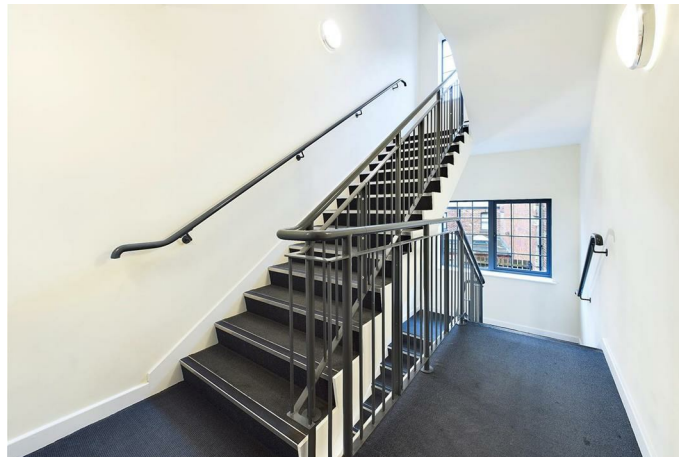
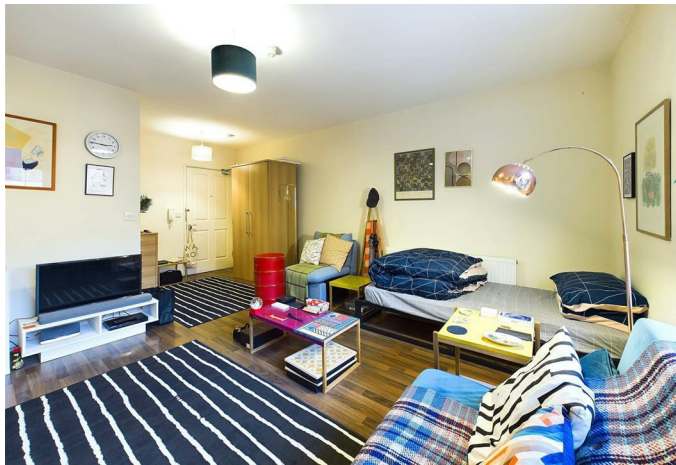
Currently let on a periodic tenancy generating an income of £500 PCM is this first floor studio apartment set within this sought after development, close to Sheffield's busy City Centre and within walking distance of the fashionable Kelham Island district.

The accommodation benefits from a intercom entry system, studio lounge/kitchen area with fitted units incorporating a fridge, washing machine, cooker and hob. Gas central heating and double glazing throughout. Modern shower room with walk in shower enclosure, W.C and wash basin.

Outside there are communal grounds for residents to sit out and enjoy, accessed via a secure gated entrance.



- Secure Gated Development
- Intercom Entry System
- Well Equipped Studio Flat
- Fitted Kitchen With Integrated Appliances
- Separate Shower Room With W.C And Wash Basin
- Central Location Close To The City And Kelham Island
- Ideal Buy-To-Let Opportunity
- EPC Rating: C/Council Tax: Band A
- Leasehold: 107 Years Remaining
- Viewing Via Banner Cross Office





Bathroom
5'3" x 6'3"
1.60 x 1.92 m

Kitchen / Living Area
19'3" x 14'10"
5.87 x 4.54 m

Approximate total area⁽¹⁾
285.31 ft²
26.51 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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