



## 1 bed studio flat to buy in S1

63 Earl Street, Sheffield, South Yorkshire,  
S1 4WH

**£60,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Modern & Spacious Studio
- ✓ Open Plan Living
- ✓ Onsite Gymnasium & Laundry
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are delighted to bring this modern second floor studio apartment to the market which is situated in one of Sheffield's most highly sought after areas located within walking distance to Sheffield City Centre, Sheffield Hallam University (City Campus) & Sheffield Railway Station.

This apartment is an ideal investment opportunity for a Buy-to-Let investor. Briefly, this beautifully appointed apartment benefits from a large living area offering a bed, desk, wardrobe, fully fitted kitchen with integrated electrical appliances, dining area, 3 piece bathroom and intercom system.

The building offers a gymnasium, laundry with washing machines and clothes dryers and cinema room.

Due to its location, this apartment is particularly attractive to working professionals and students as it is ideally located within walking distance to the city centre and Sheffield Hallam University.

The property is tenanted and achieving £700 a month.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 190

Annual Ground Rent Amount: £295.00

Annual Service Charge Amount: £2,540.00

Price: Starting Bid £60,000

Property Type: Studio flat

Parking: None

Year built: 2020

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

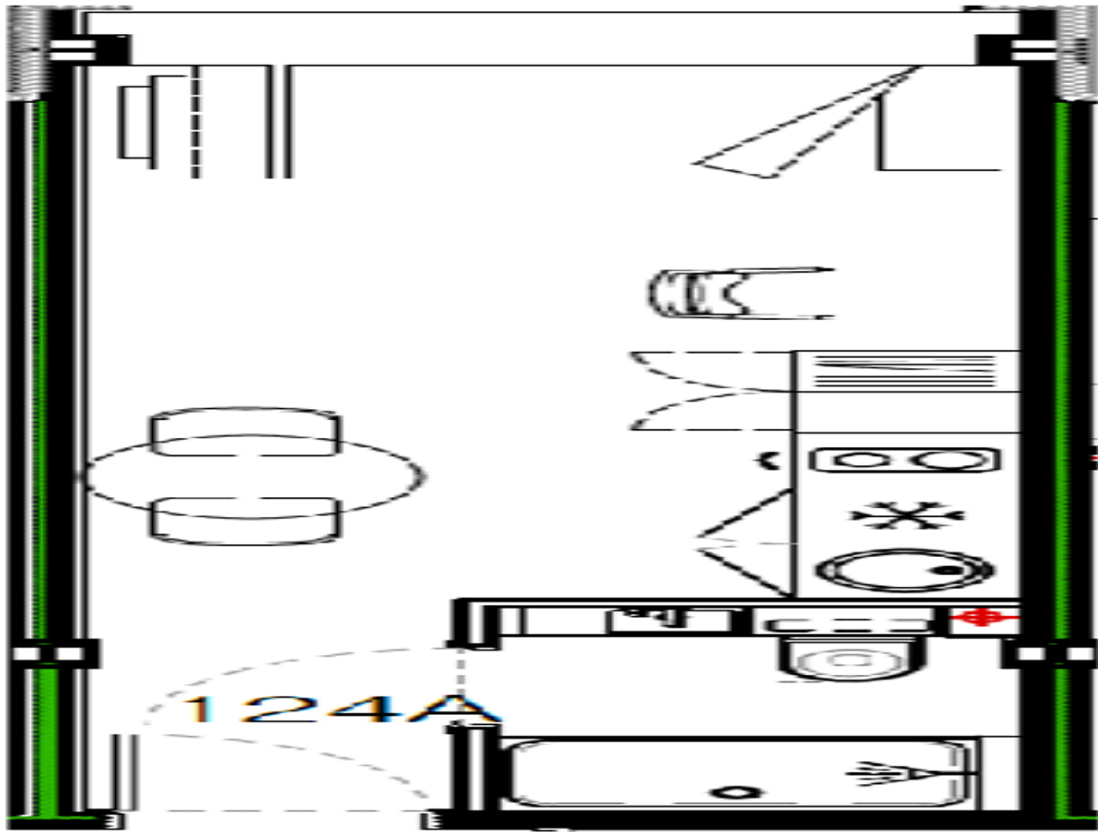
Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

**FLOOR PLAN**  
**APPROX 18.4 sq metres (197.6 sq feet)**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

63 Earl Street, Sheffield, South Yorkshire, S1 4WH

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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