



## 1 bed apartment to buy in S3

58 Cutlery Works , 33 Lambert Street,  
Sheffield, South Yorkshire, S3 7BG

**£66,500** Starting Bid

🏠 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom Apartment
- ✓ City Centre Location
- ✓ Tenant In-Situ Paying £754.72pcm
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Investment Opportunity - 1 Bed Apartment in Cutlery Works, Sheffield.

Modern, well-presented double-bedroom apartment in an excellent city centre location, just a short walk to shops, restaurants, and transport links.

The property features a fitted kitchen and bath/shower and comes fully furnished. With long-term tenants in situ paying £754.72 PCM, this apartment offers immediate rental income - an ideal opportunity for investors seeking a hassle-free, central city property with strong rental potential.

The photos provided are from pre-tenancy.

We are advised the apartment is 40sq ft with an EPC rating C.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,288.00

Price: Starting Bid £66,500

Property Type: Apartment

Parking: None

Year built: 2007

Construction materials: Brick and block

Roofing type: Clay tiles

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic



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>	75	77
(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 	

58 Cutlery Works , 33 Lambert Street, Sheffield, South Yorkshire, S3 7BG

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

