



1 bed apartment to buy in S3

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

£68,400 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom Apartment
- ✓ Tenant In-Situ Paying £750pcm
- ✓ Perfect for Investors Looking to Expand Portfolios
- ✓ EPC Rating B

Key Information

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

Description

For Sale Via Auction - One Bedroom Apartment | Tenant in Situ | £750 PCM Rental Income.

An excellent opportunity to acquire a well-presented one-bedroom apartment within the popular Cutlery Works development, offered fully furnished and with a tenant in situ currently paying £750 per calendar month.

Forming part of a stylish factory conversion, the property blends Sheffield's industrial heritage with modern living, creating a highly desirable city-centre home.

The apartment is finished to a contemporary standard and is being sold fully furnished with the tenant in-situ, making it an ideal turnkey investment.

The location is a key highlight, situated within easy walking distance of Sheffield city centre, the high street, universities, and major hospitals. A Tesco Express, tram stops, and bus routes are all just a short stroll away, ensuring strong ongoing rental appeal.

With immediate rental income from day one, this property represents an attractive opportunity for investors.

The photos provided are from pre-tenancy.

We are advised the apartment is 47sq ft with an EPC rating B.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,343.00

Price: Starting Bid £68,400

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

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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