



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(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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