

## 1 bed studio flat to buy in S3

Hodgson Street, Sheffield, South  
Yorkshire, S3 7WQ

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Modern & Spacious Studio
- ✓ Open Plan Living
- ✓ Excellent City Location
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to bring this modern fourth 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, University of Sheffield, Sheffield Hallam University (City & Collegiate Campuses), Ecclesall Road & Sheffield Railway Station.

This apartment is an ideal investment opportunity for a Buy-to-Let investor. Briefly, this beautifully appointed apartment benefits from an open plan living area, bed, fitted wardrobe and kitchen with ambient mood lighting, integrated electrical appliances, dining area, 3 piece bathroom and intercom system. The building offers a well stocked gymnasium, laundry with washing machines and clothes dryers.

The location of this apartment is particularly attractive to working professionals and students alike as it is ideally located within walking distance to the city centre and local amenities.

This apartment is offered For Sale with no onward chain.

Tenure: Leasehold with 189 years remaining

Service Charge £1,666 per annum

Ground Rent £338 per annum

Council Tax Band: A

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 186

Annual Ground Rent Amount: £338.00

Annual Service Charge Amount: £1,666.00

Price: Starting Bid £38,000

Property Type: Studio flat

Parking: On Street

Construction materials: Brick and block

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

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

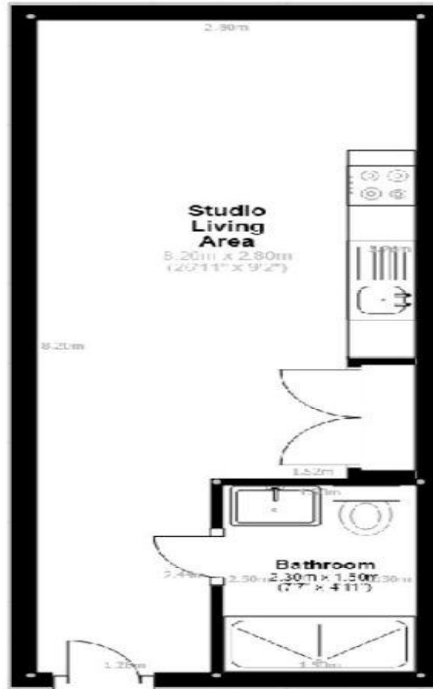
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

**FLOOR PLAN**  
**APPROX 23.1 sq metres (248.6.6 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>	76	78
(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	

Hodgson Street, Sheffield, South Yorkshire, S3 7WQ

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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