



## 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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 

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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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