



I Quarter
Blonk Street
Sheffield
South Yorkshire
S3 8BH

Offers in Excess of £95,000

bettermove 

Blonk Street Sheffield

Bettermove are delighted to welcome to the market this charming third floor apartment in Sheffield city centre, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 110 years remaining on the lease; the current ground rent is £100 per year and the service charge is approximately £2,821.70 per year. There is cladding present on the building and the EWS1 certification and rating are not yet confirmed.

There is a tenant living in the property and it will be sold with tenants in situ - rental yields can be obtained through Bettermove. The council tax band is C.

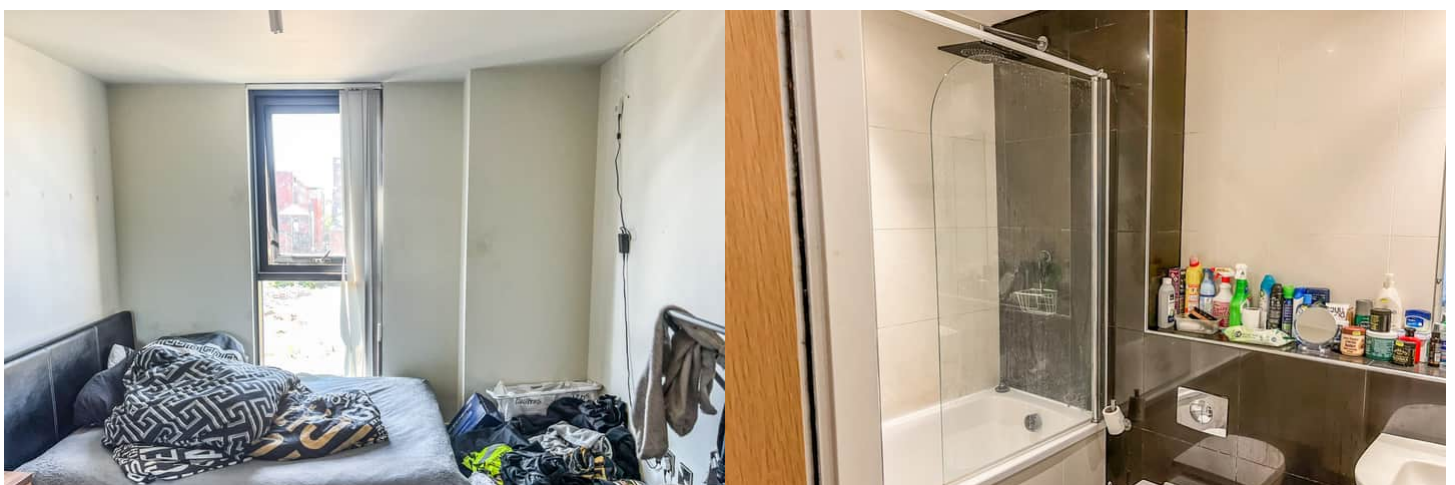
The interior of this beautifully-presented property comprises a modern open plan kitchen/lounge, two bedrooms and a family bathroom. There is a lift throughout the building.

Located in the popular city of Sheffield, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A61, A57, Fitzalan Square/Ponds Forge and Castle Square tram stops and Sheffield central railway station.

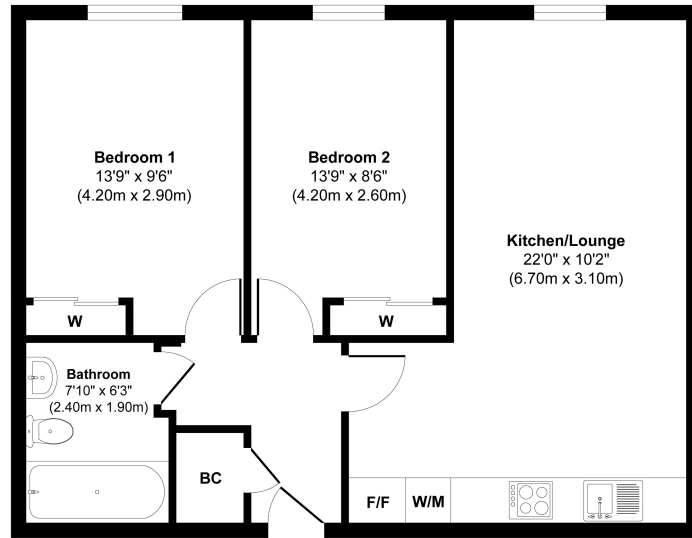
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



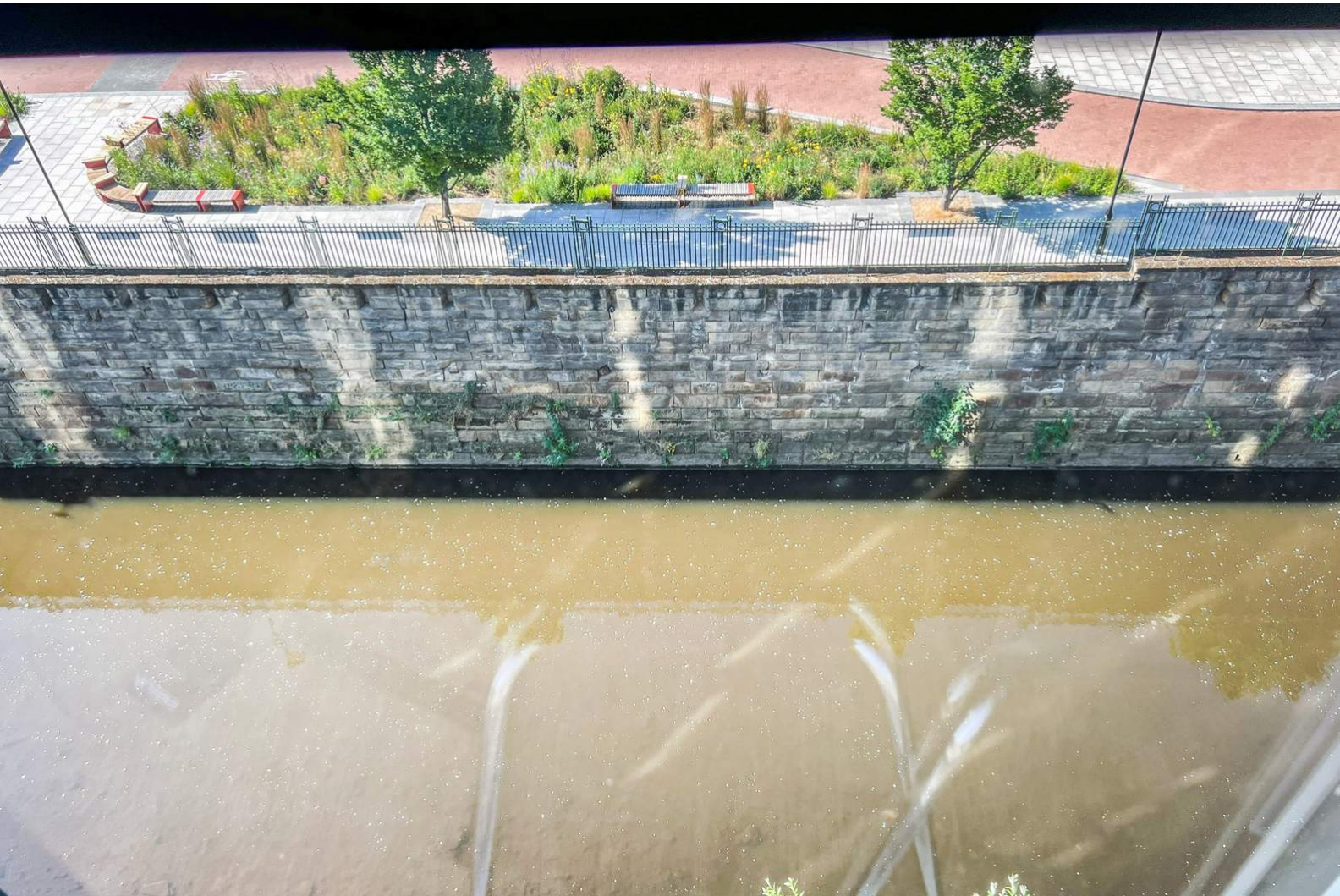
I Quarter - S3



Floor Plan
Approximate Floor Area
634 sq. ft
(58.96 sq. m)

Approx. Gross Internal Floor Area 634 sq. ft / 58.96 sq. m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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