



## 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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