

LOT

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Apt 33, Headford Grove, City Centre, Sheffield S3 7XD

Guide price\* £80,000–£90,000



**A two bedroom apartment in prime city centre location close to the university and hospitals and offering an ideal buy to let opportunity.**

#### Location

The flat has a superb location within walking distance of the city centre, Devonshire Green, Sheffield University and hospitals. Close by there are a wide variety of shops, restaurants, bars, supermarkets and amenities along with excellent road, bus and tram links to and from Sheffield.

#### Description

A two bedroom ground floor apartment in a prime location close to Sheffield University and Hospitals. Ideally to suit landlord investor or parent buying for a child studying in Sheffield. The flat does require some updating but has the benefit of allocated parking space, electric storage heating, double glazing and communal

gardens. The flat is vacant currently but Blundells projected rental income is £650–670pcm (£7,880–8,000pa).

#### Accommodation

**Ground Floor** A communal entrance door with a security intercom leads to the apartment.

Hallway and storage cupboard, lounge with patio doors to communal gardens, separate kitchen, double bedroom one, single bedroom two, bathroom/WC with suite in white.

**Outside** Allocated parking space and communal gardens.

#### Tenure

Leasehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

For more information connected to securing a mortgage on this property please contact Lee Shipman at Blundells, our dedicated auction mortgage consultant, on 0114 218 5818

#### Viewing

Strictly by appointment with joint agent Blundells City office 0114 218 5818 For any other auction enquiries please call the auction team on 0114 254 1185

