



## 1 bed apartment to buy in S3

Mayfair Court, 120 West Bar, Sheffield,  
South Yorkshire, S3 8PP

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ First Floor Studio Apartment
- ✓ City Centre Location
- ✓ Close To Local Amenities
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Community Scheme

## Description

Located within the centre of Sheffield is this first floor studio apartment which is offered with no chain involved, but sold with a Tenant in Situ, currently achieving £480 per calendar month.

The property provides access to transport links, bars, restaurants, university and local amenities in and around the city centre. Of interest to landlords / investors or private buyer.

The property briefly comprises of security communal entrance door leading into the communal entrance hall where there are stairs and lift to all floors. Access to the property is via a private entrance door from the first floor landing which leads an inner lobby and through to the living accommodation. Open plan living room / bedroom having two front facing windows, coving to the ceiling and laminate flooring. Kitchen area with two front facing windows, wall and base units, one and a half bowl sink, electric oven, hob, extractor hood, space for fridge, washing machine and tiled splash backs. Bathroom having a three piece suite which comprises of low flush w.c, wash hand basin, bath with shower over and tiling to the floor and walls.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 85

Annual Ground Rent Amount: £5.00

Annual Service Charge Amount: £1,000.00


Price: Starting Bid £50,000

Property Type: Apartment

Parking: None





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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 

Mayfair Court, 120 West Bar, Sheffield, South Yorkshire, S3 8PP

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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