



## 1 bed studio flat to buy in S3

Hodgson Street, Sheffield, Sheffield, S3 7WQ

**£35,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Modern & Spacious Studio
- ✓ Excellent City Location
- ✓ Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We are delighted to bring this modern fourth floor studio apartment to the market which is situated in one of Sheffield's most highly sought after areas located within walking distance to Sheffield City Centre, University of Sheffield, Sheffield Hallam University (City & Collegiate Campuses), Ecclesall Road & Sheffield Railway Station.

This apartment is an ideal investment opportunity for a Buy-to-Let investor.

Briefly, this beautifully appointed apartment benefits from an open plan living area, bed, fitted wardrobe and kitchen with ambient mood lighting, integrated electrical appliances, dining area, 3 piece bathroom and intercom system.

The building offers a well stocked gymnasium, laundry with washing machines and clothes dryers.

This location is particularly attractive to working professionals and students alike as it is ideally located within walking distance to the city centre and local amenities.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 185

Annual Ground Rent Amount: £338.00

Annual Service Charge Amount: £1,666.00

Price: Starting Bid £35,000

Property Type: Studio flat

Parking: None

Year built: 2016

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

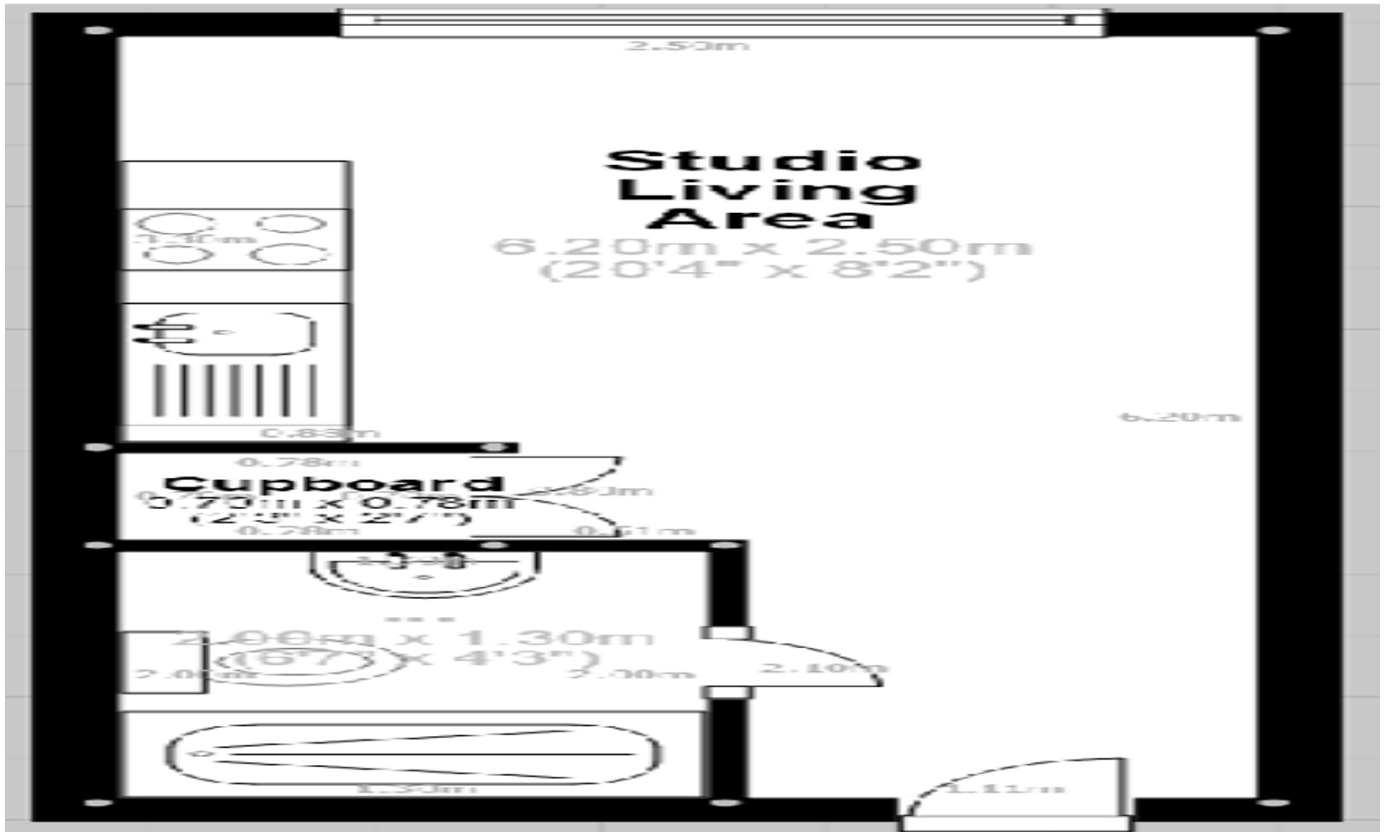
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

**FLOOR PLAN**  
**APPROX 15.5 sq metres (167.1 sq feet)**



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>	78	78
(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:

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

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