



## 1 bed apartment to buy in S1

105, Queen Street, Sheffield, Sheffield, S1  
1AE

**£82,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ FURNISHED
- ✓ STYLISH DECOR
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £82,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Currently tenanted, generating £750 per calendar month in rental income.

This well-presented one-bedroom apartment is situated in a prime city centre location in Sheffield, South Yorkshire. Occupying a desirable position on the fourth floor, the property offers a blend of style and practicality, making it suited to professionals or individuals seeking modern urban living. The apartment features a comfortable bedroom and a contemporary bathroom, complemented by one reception room. The interior is enhanced by stylish decor throughout, contributing to a pleasant and inviting atmosphere. The fully furnished accommodation benefits from integrated appliances, providing convenience and a seamless finish to the kitchen area. Electric heaters offer efficient warmth and comfort in the main living spaces. The building is accessed via secure fob entry, and lift access is available, ensuring ease of movement within the complex. The tenure is leasehold.

### Local area

Located in Sheffield's city centre, this property affords convenient access to a variety of local amenities, shopping facilities, restaurants, and leisure options. Public transport links serve the area well, contributing to the appeal for commuters and city professionals. The wider South Yorkshire region provides additional attractions and services, making this location well-suited to those seeking an accessible and engaging urban environment.

EPC rating: C. Tenure: Leasehold,

### Additional Information

Tenure: Leasehold • Current rent £750 Pcm, Lease until: 2152 . • Central Heating: Electric • Glazing: Double  
\*Advised by Vendor

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,754.00

Price: Starting Bid £82,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

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: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



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>	76	76
(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

105, Queen Street, Sheffield, Sheffield, S1 1AE

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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