



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



Apartment 2, Universe Works, 97B Mary Street, Sheffield, South Yorkshire, S1 4RT

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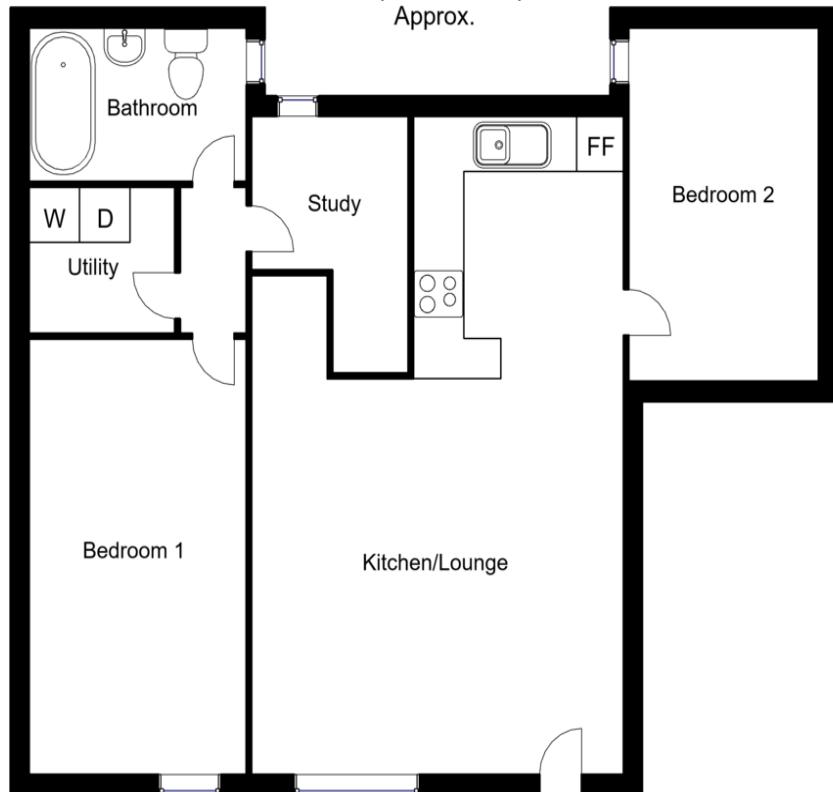
A spacious ground floor 2/3 bed apartment which forms part of this fabulous development situated adjacent to the Porter Brook on a charming cobbled street on the edge of the city centre. Universe Works is ideally placed for Sheffield Hallam's city centre campus alongside the train station and the city centres comprehensive amenities. This lovely property features high ceilings and a spacious, open plan living arrangement and there is potential for investors to possibly increase the annual return via a small reconfiguration of the accommodation to add better proportions to the single bedroom/study area if the necessary consents were acquired. Currently let until the end of June 2021 at an annual rental income of £11,148 (for the two bedrooms with potential for more if the remedial work was undertaken) this investment property will be sure to attract interest and an early viewing is very much advised.

- Currently let at £11,148 (for just the two bedrooms) between July 20 to end of June 21
- Ideal investment property
- Great location, convenient for Sheffield Hallams city centre campus along with the train station
- Two good bedrooms
- 3rd bed/study area with potential for enlarging and improving the rental income (subject to regs)
- Large, open plan living room and kitchen
- Secure site with electric gates to courtyard
- Modern bathroom
- Inner hallway with plumbing for utility appliances and a cloaks cupboard
- 121 years left on the lease





Only Floor
70 sq.m/757.12 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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