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111 Sovereign House, 110 Queen Street, Sheffield, S1 2FP

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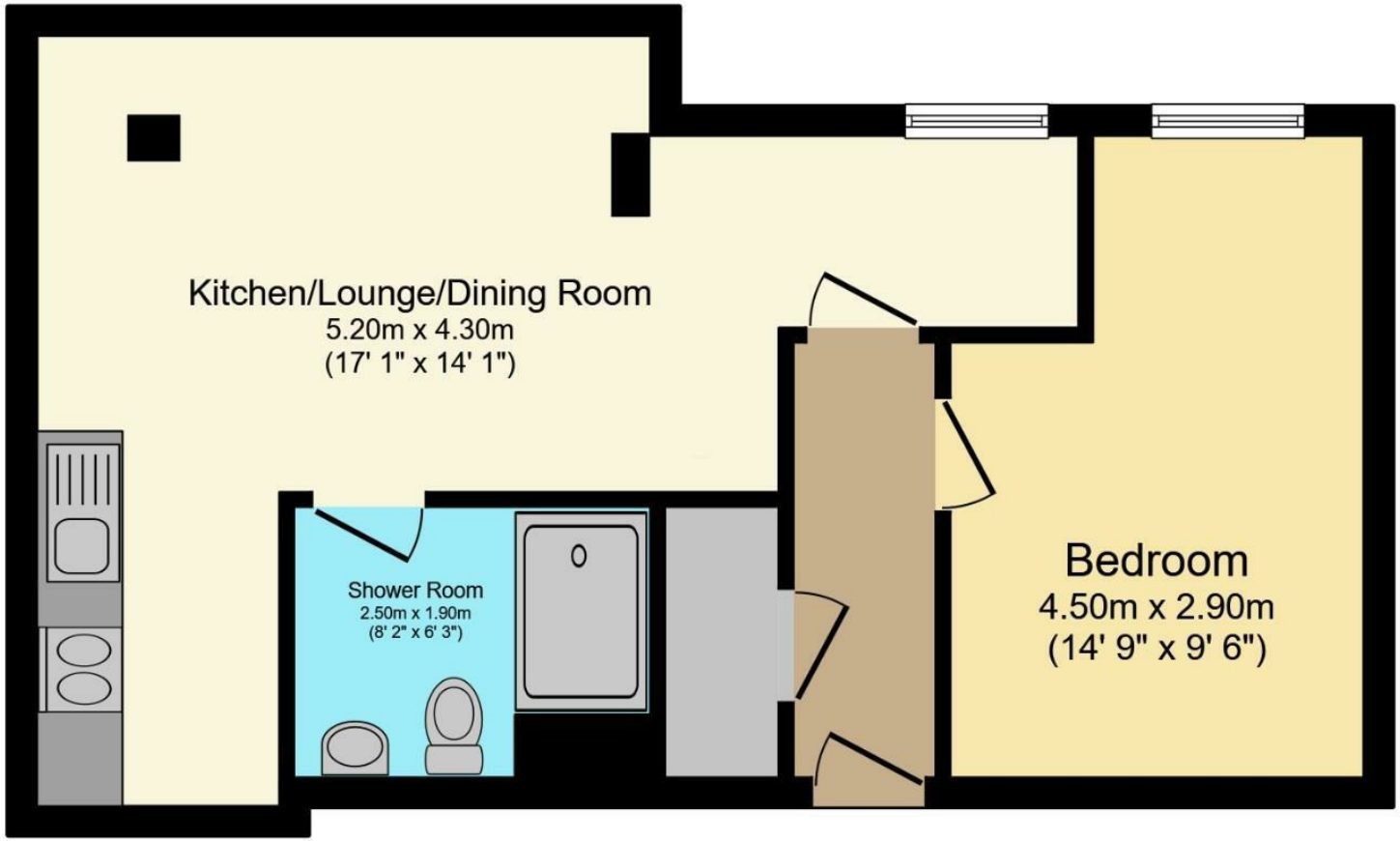
Guide Price - £60,000 - £70,000

Hunters Hillsborough present a fantastic investment opportunity to purchase a first floor one bedroomed apartment in the popular Sovereign House development, renowned for offering investors a strong rental income. The current rental income is £190 per week managed via Xenia Lettings who are contracted to the property until 2027. This luxury accommodation welcomes students and young professionals and is fully furnished throughout with a double bed, dining room table and chairs, sofa and desk included. The kitchen area has a microwave, fridge and an electric hob. En suite shower room with shower cubicle, W/C and sink basin. Residents can enjoy the thoroughly modern decor throughout the building and a range of exceptional communal facilities including a gymnasium, a games room, a cinema room, laundry facilities and communal lounges. Free WiFi and SKY TV are included in the service charge. Investors can have peace of mind that the experienced management company who look after the apartments and tenants are always on hand for any queries. The building is ideally placed in the centre of Sheffield with a wealth of bars, restaurants and shops on your doorstep as well as being within walking distance to the University of Sheffield, Sheffield Hallam and the Hallamshire Hospital.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



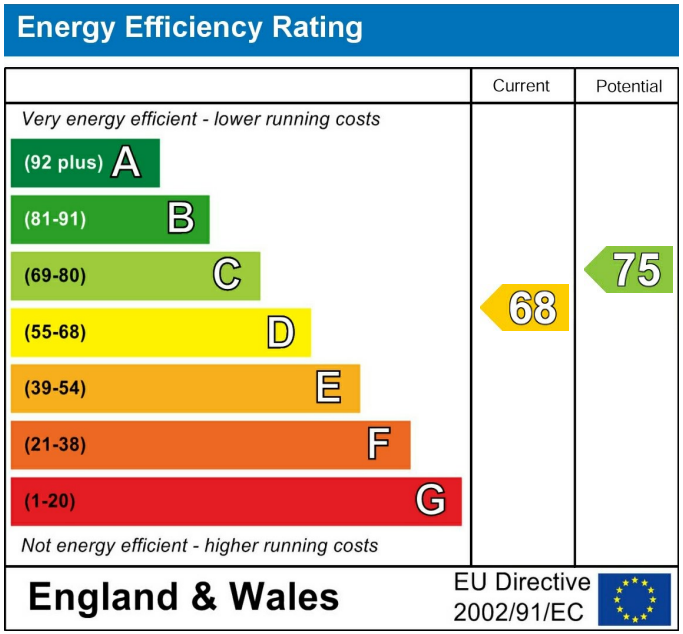
Floor Plan

Floor area 45.2 sq.m. (486 sq.ft.)

Total floor area: 45.2 sq.m. (486 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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concept 2

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& Sovereign House