

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Agents Comments

Add text here  
**Just the Senior Sales**  
**Negotiator very much liked**

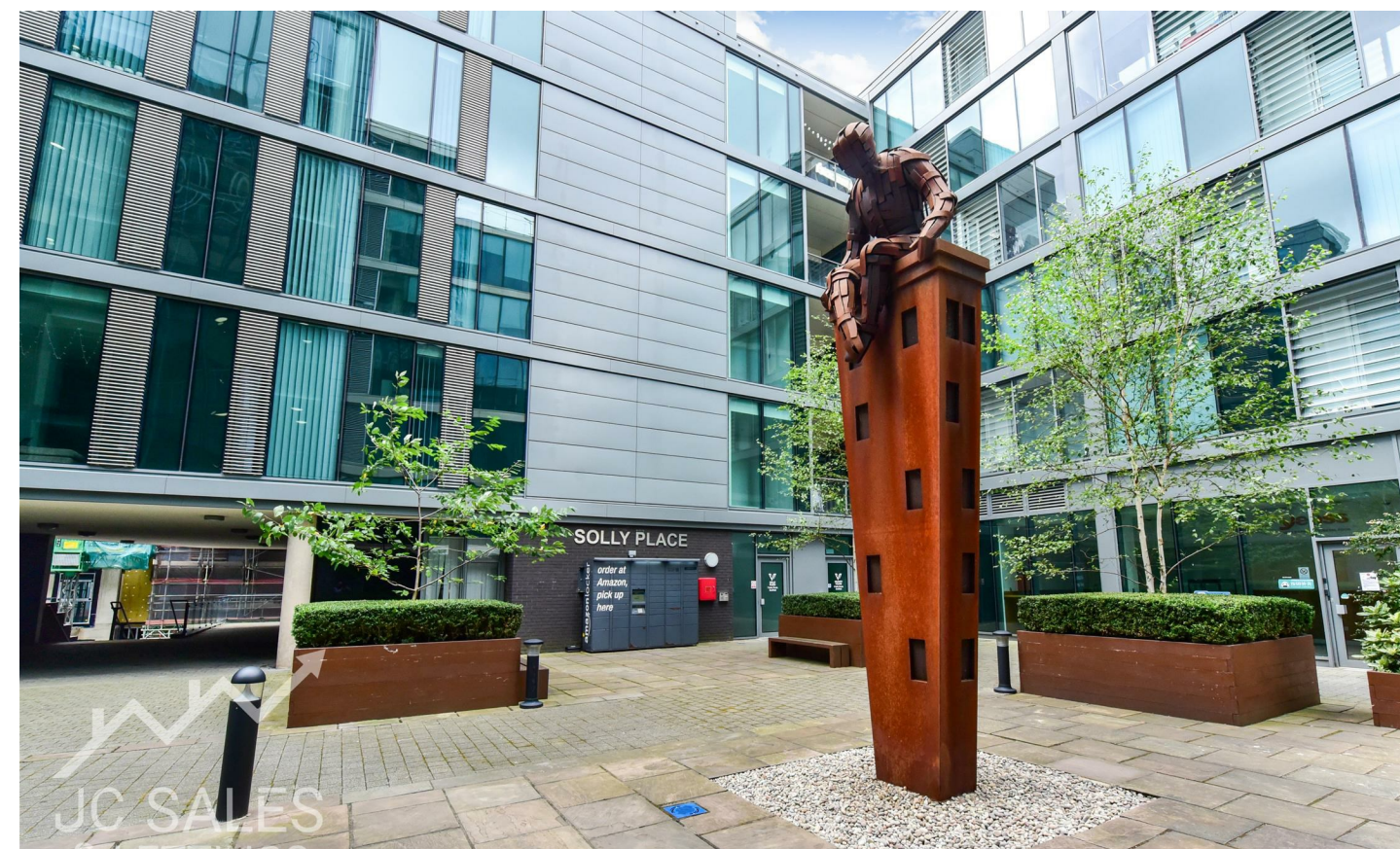
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

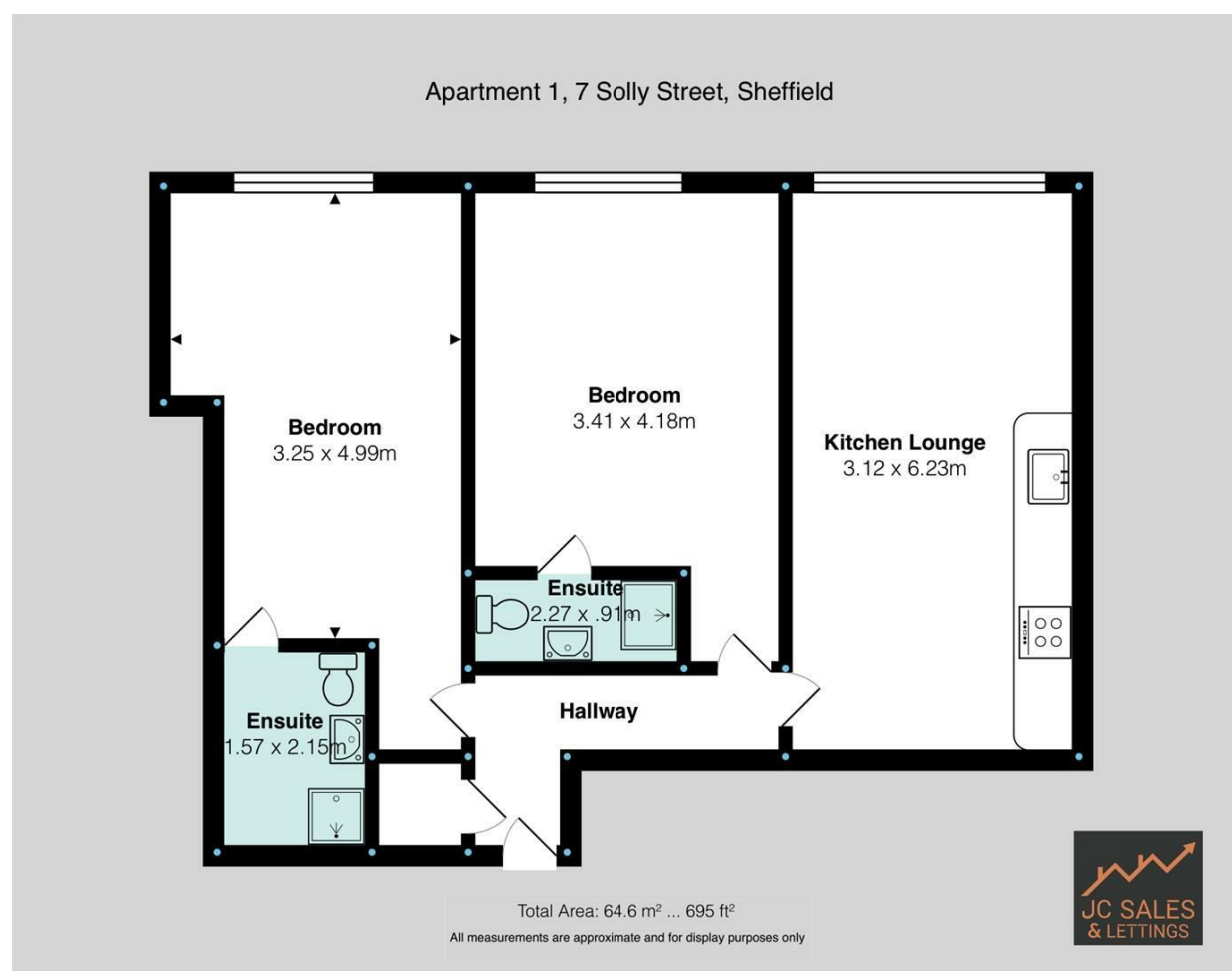
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



### Flat 1, 7, Solly Place Solly Street, Sheffield, S1 4DE

Guide price £115,000

- Two double bedrooms
- Current tenants are paying £950pcm
- City Centre location
- No upward chain
- Viewing recommended
- Fantastic investment opportunity
- Open plan living room/kitchen and diner
- Fantastic transport links
- Both bedrooms have en-suites
- EPC Grade = D



# Flat 1, 7, Solly Place Solly Street, Sheffield S1 4DE

Recently reduced!!!

GUIDE PRICE £115,000 -£120,000

ATTENTION INVESTORS! Sold with tenant in situ with a current rental income of £950pcm

Close to the CITY CENTRE is this TWO DOUBLE BEDROOMED, first floor, apartment. Both bedrooms boast an en-suite shower room. An OPEN PLAN LIVING SPACE with a contemporary kitchen, dining area and lounge . Offered to the market with NO UPWARD CHAIN.

EPC Grade = D

 2

 2

 1

 D

Council Tax Band: C

