



## Directions

## Viewings

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

## EPC Rating

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total floor area 16.9 sq.m. (182 sq.ft.) approx

**JC SALES  
& LETTINGS**

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## Room 609 Spectrum Apartments, Nebula Building, Sheffield, S1 4JX

Offers in the region of £35,000

- Hands off investment opportunity
- Resident only communal areas
- Generate immediate income
- Close to an abundance of local amenities
- Desirable development
- Full lettings management already in place
- En-suite bedroom in a shared cluster flat
- Very well situated for both Sheffield Universities
- Fully furnished
- Viewing highly recommended



# Room 609 Spectrum Apartments, Sheffield S1 4JX

\*\*\*HANDS-OFF STUDENT INVESTMENT OPPORTUNITY\*\*\*

Nestled within the contemporary Spectrum Apartments in the Nebula Building and this stylish en-suite bedroom, within a shared cluster apartment. This property offers an excellent investment opportunity to invest in a property in Sheffield City Centre with a relatively low initial investment. The apartment block boasts a sleek design, providing a comfortable and inviting atmosphere for its residents, with an abundance of on-site communal facilities.

The room itself is well-appointed, ensuring a pleasant living experience. Residents will benefit from access to a communal lounge and kitchen, perfect for socialising and enjoying shared meals with friends or fellow tenants. This communal space enhances the sense of community within the building, making it an ideal choice for students or young professionals.

This property presents a fantastic, "hands off" investment opportunity for those looking to enter the student rental market. With its prime location and modern amenities, it is sure to attract a steady stream of tenants. Whether you are an investor or a prospective tenant, this room in the Spectrum Apartments is a remarkable find in the vibrant city of Sheffield.

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 1

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Council Tax Band:

