

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

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



**Apartment 44, 4 Blonk Street, Sheffield, S3 8BG**

**Guide price £110,000**

- Forth floor apartment
- Fantastic links to the M1 Gateway
- Contemporary fittings
- Potential rental income of £850pcm (subject to market conditions)
- Ideal investment opportunity
- Two bedrooms
- Lift to all floors
- City centre location
- Viewing recommended
- EPC Grade = B



# 4 Blonk Street, Sheffield S3 8BG

\*\* GUIDE PRICE - £110,000 - £120,000 \*\*

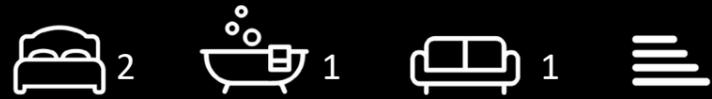
ATTENTION INVESTORS & FIRST TIME BUYERS!!!

Situated in THE HEART OF SHEFFIELD is this two bedroom, fourth floor apartment. MODERN and WELL PRESENTED, this property would appeal to FIRST TIME BUYERS or INVESTORS alike, with an expected rental income of £850pcm\*\*  
With fantastic links to the M1, train station and local amenities the apartment could also be considered as an AIR B&B investment (subject to relevant permissions)

Available with NO UPWARD CHAIN, the apartment boasts LIFT ACCESS to all floors and a LARGE OUTSIDE COMMUNAL TERRACE AREA.

In brief the accommodation comprises: hallway, open plan kitchen / lounge, utility, bathroom and two bedrooms.

EPC awaited



Council Tax Band: C

