



### 1 bed studio flat to buy in S3

Allen Street, Sheffield, Sheffield, South Yorkshire, S3 7AW

**£25,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ Premium studio apartment
- ✓ Tenant in situ
- ✓ En-suite shower room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An exceptional opportunity to acquire a contemporary studio apartment within the highly regarded Nurtur House, one of Sheffield's most sought-after purpose-built student developments. Perfectly positioned in the heart of Sheffield City Centre, the development is within walking distance of both the University of Sheffield and Sheffield Hallam University, making it an ideal investment opportunity.

Designed with modern student living in mind, this stylish studio apartment offers a bright and intelligently designed open-plan layout, providing dedicated areas for sleeping, studying and cooking, alongside a private en-suite shower room.

The apartment comes fully furnished and is equipped with everything required for comfortable day-to-day living, including a modern fitted kitchenette with hob, microwave, sink and fridge/freezer, a double bed with integrated storage, study desk and chair, wardrobe, 43-inch Smart TV and high-speed broadband.

Beyond the apartment itself, residents enjoy access to an impressive range of premium communal facilities designed to enhance both academic life and wellbeing. Whether relaxing on the rooftop terrace, working out in the resident gym, studying in the private study rooms or socialising in the cinema and entertainment lounge, Nurtur House offers an outstanding lifestyle in one of Sheffield's most vibrant locations.

Ideally situated in the heart of Sheffield, Nurtur House places students within easy walking distance of the University of Sheffield, Sheffield Hallam University, the city's extensive range of shops, cafés, restaurants, bars and leisure facilities, together with excellent public transport connections throughout the city.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £25,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Restrictions: Yes

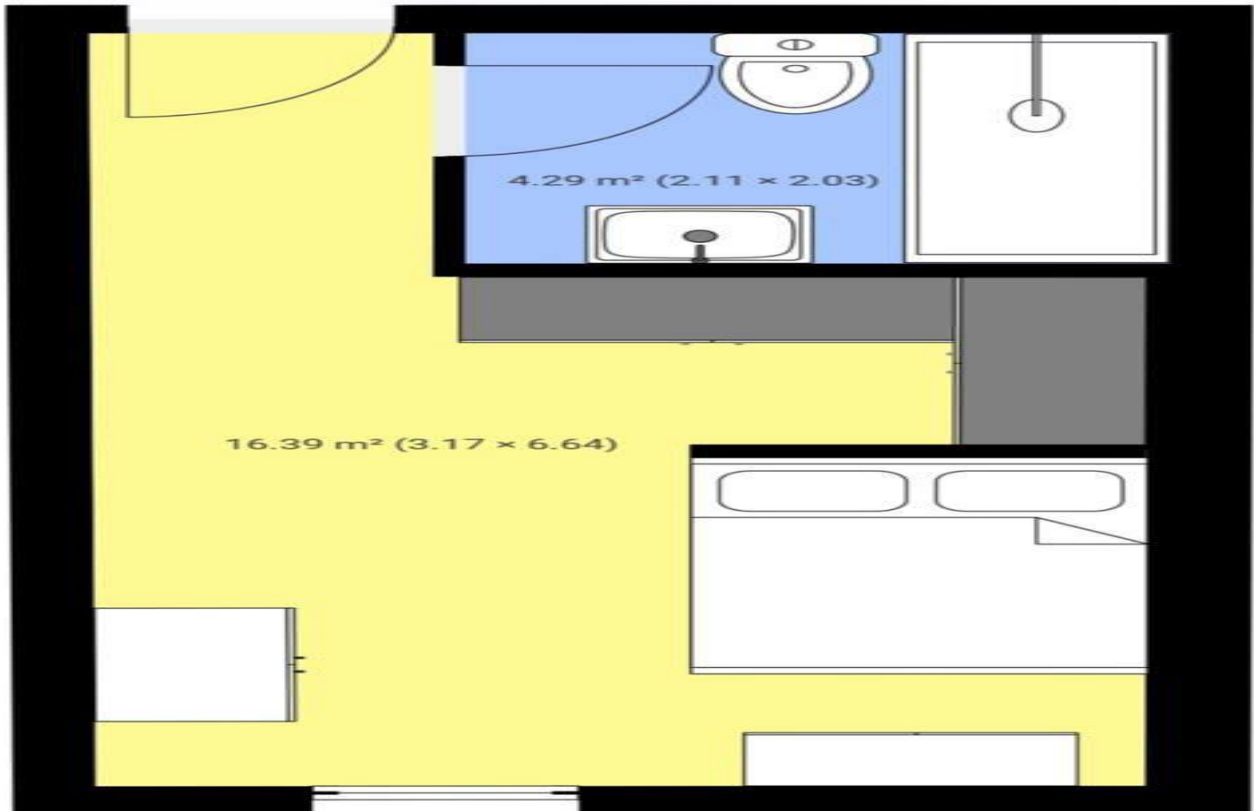
Heating: Air Source Heat Pump


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

TOTAL AREA: 20.67 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Allen Street, Sheffield, Sheffield, South Yorkshire, S3 7AW

Contact your local branch today for more information on this property:

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