

# 21 84 Norfolk Park Village, 200 Norfolk Park Road, Sheffield S2 2UF

**GUIDE PRICE: £125,000+**

**I STUDENT INVESTMENT**

- **Modern five bedroom end town-house**
- **In the heart of Norfolk Park student village**
- **Five letting rooms**
- **Each let at £75 per week**
- **Gross annual income £15,300 including utility bills**
- **Net income approximately £12,420 per annum**
- **Central heating, double glazing and wash basins in each room**

## Ground Floor

Reception Hall  
Living Kitchen 5.07m x 3.08m  
Under Stairs Store  
Bedroom One 4.68m x 2.46m  
Bedroom Two 4.01m x 2.50m

## First Floor

Landing  
Shower Room  
Separate WC and Wash Basin  
Bedroom Three 4.02m x 2.50m  
Bedroom Four 4.04m x 2.54m  
Bedroom Five 2.46m x 4.28m

## Outside

Front and rear gardens

## EPC Rating C

The full Energy Performance Certificate is available via our website

## Tenure

The property is leasehold for 125 years from 1 January 2007 at a ground rent of £250

## Tenancy Details

The property is let by way of Assured Shorthold Tenancies at £75 per room each including utility bills  
Gross annual income on this basis is £15,300  
Outgoings for 2012 / 2013 were as follows:  
Service Charge and Utility Bills £1,882.87  
Internet £853.40  
TV Licence £145.50

## Net Income £12,418.23

**SOLICITORS** Taylor & Emmet,  
20 Arundel Gate, Sheffield S1 2PP  
(Ref: Ross Ward)

**VIEWING** By appointment with the Auctioneers 0114 276 0151

