

22 85 Norfolk Park Village, 200 Norfolk Park Road, Sheffield S2 2UF**GUIDE PRICE: £125,000+****| STUDENT INVESTMENT**

- **Modern five bedroom inner town-house**
- **In the heart of Norfolk Park student village**
- **Five letting rooms**
- **Each let at £75 per week**
- **Gross annual income £15,450 including utility bills**
- **Net income approximately £12,775 per annum**
- **Central heating, double glazing and wash basins in each room**

Ground Floor

Reception Hall
 Living Kitchen 5.07m x 3.06m
 Under Stairs Store
 Bedroom One 4.16m x 2.45m
 Bedroom Two 4.03m x 2.52m

First Floor

Landing
 Shower Room
 Separate WC and Wash Basin
 Bedroom Three 4.01m x 2.52m
 Bedroom Four 4.16m x 2.46m
 Bedroom Five 2.47m x 4.30m

Outside

Front and rear gardens

EPC Rating D

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 £15,450
 Outgoings for 2012 / 2013 were as follows:
 Service Charge and Utility Bills £2,001.77
 Internet £530.00
 TV Licence £145.50

Net Income £12,772.73

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

VIEWING: By appointment with the Auctioneers 0114 276 0151

