



Spencer.

9, Ventnor Court, 25, Wostenholm  
Road. Sheffield. S7 1LB

Buy ———  
a ground floor studio apartment in the  
popular Nether Edge neighbourhood.

————— from *Spencer.*

- CASH BUYERS ONLY
- Ground floor studio apartment
- Open plan kitchen/diner and lounge
- Separate sleeping area
- Potential rental income £6,600 per year excluding bills
- Close to amenities
- Excellent and sought after location with communal parking
- Council Tax Band - A
- EPC Rating - E
- [What3words///funny.shares.flow](#)n

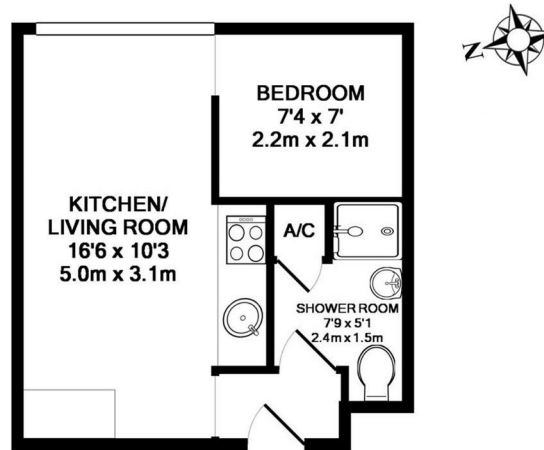


£58,000





# Floorplan



TOTAL APPROX. FLOOR AREA 263 SQ.FT. (24.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Spencer.**

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Viewing: Via the Agents  
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