



## Nebula Student Apartment For Sale In Sheffield United Kingdom



### Agent Info

Naam: Niall Madden  
Bedrijfsnaam: Esales Property Limited  
Mistlampen: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: English  
Website: <https://esalesinternational.com>

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 73,264.2

### Locatie

Aanbevolen Auto Onderdelen: United Kingdom  
Staat/Regio/Pronvincie: England  
Plaats: Sheffield  
Adres: Nebula Student, Egerton Street  
Postcode: S3 7WA  
Geplaatst: 17-10-2025  
Omschrijving:  
Nebula Student Apartment For Sale In Sheffield United Kingdom

Esales Property ID: es5554827

Egerton St, Broomhall, Sheffield S1 4JX  
Room 105  
Sheffield  
Yorkshire  
S1 4JX  
United Kingdom

£55,000 UK pounds

Invest in High-Yield, Turnkey Student Accommodation: Premium Sheffield Location

FOR SALE: A High-Performing, Fully Rented Student Accommodation Investment



This offering represents an outstanding opportunity to acquire a robust, high-yield investment property: a unit within the Nebula Complex, a purpose-built student residence in Sheffield. This isn't just a property; it's a fully operational, income-generating asset that requires minimal management input while providing a very strong, consistent annual income stream. The student accommodation sector in Sheffield is renowned for its resilience, and the Nebula Complex, due to its prime location and perennial tenant demand, sits at the top end of this lucrative market.

## Location: The Key to Perpetual Demand

The profitability of any student accommodation is intrinsically linked to its proximity to educational and social hubs, and the Nebula Complex excels on both fronts. Situated in a highly sought-after area of Sheffield, the property offers unparalleled convenience for its tenants, ensuring year-on-year occupancy and, consequently, continuous rental income.

\* **Elite Educational Access:** The Complex is positioned within easy walking distance of both of the city's major institutions: The University of Sheffield and Sheffield Hallam University. This immediate proximity drastically reduces student commute times, making the complex a top-tier choice during the competitive annual housing search. This dual catchment area significantly broadens the potential tenant pool, insulating the investment from fluctuations affecting a single institution.

\* **Vibrant Student Lifestyle:** For today's students, convenience extends beyond the lecture hall. The Nebula Complex is located less than 10 minutes' walk from Sheffield's most popular amenities. This includes key shopping districts, essential transport links, and the vibrant social hubs of bars and restaurants. This perfect blend of academic accessibility and social opportunity solidifies its status as a premium and highly desirable place to live.

## Investment Highlights: True Passive Income

This unit is a genuine 'turnkey' investment, perfectly suited for both experienced property investors and those looking to enter the secure student housing market.

\* **Guaranteed Year-Round Rent:** The core feature of this opportunity is the current rental structure, which guarantees the accommodation is rented all year round. This eliminates the typical rental voids experienced in traditional residential property, ensuring a predictable and continuous cash flow. This structure underpins the 'very good annual income' that this unit consistently generates.

\* **High Occupancy Assurance:** The combination of excellent location, access to two major universities, and proximity to all student amenities creates a scenario of perpetual high demand. Even in challenging market conditions, accommodation with this level of convenience remains fully subscribed, providing a secure foundation for your investment capital.

\* **Strong Sector Performance:** The student accommodation market in major UK university cities like Sheffield has historically demonstrated robust returns and capital growth, often outperforming other property asset classes. Investing in a proven asset like the Nebula Complex offers a defensive investment strategy against broader economic volatility.

## Why Invest in Sheffield?



Sheffield is a dominant city in the UK's Higher Education sector, with a massive and stable student population exceeding 60,000. This large, reliable tenant base is the engine that drives the strength of this investment. The city itself is undergoing extensive regeneration, making it an increasingly attractive place to live and study. By investing in the Nebula Complex, you are capitalizing on the economic strength and future growth of one of the UK's most dynamic university cities.

This is a straightforward, high-performing investment that minimizes landlord hassle and maximizes annual returns. All the hard work of securing the perfect location and reliable tenancy structure has been done.

Seize the opportunity to add a proven, passive, and high-yielding asset to your portfolio today.

## ABOUT THE AREA

Sheffield is a vibrant city in South Yorkshire, England, uniquely positioned as one of the greenest cities in the UK and often dubbed 'The Outdoor City'. This is largely due to the fact that approximately a third of its metropolitan borough lies within the stunning Peak District National Park, providing an immediate gateway to hills, moors, and outdoor activities right on its doorstep. Historically, Sheffield is globally renowned as the 'Steel City', an industrial powerhouse where innovations like stainless steel and crucible steel were perfected, fuelling the city's growth during the Industrial Revolution. Today, while its manufacturing heritage remains a source of immense pride, the city's economy has diversified into research, education, digital technology, and creative industries, supported by its two major universities.

The city offers a wide array of activities that blend its rich industrial past with modern culture and natural beauty. Visitors can delve into its history at the Kelham Island Museum, home to the massive River Don Engine, or explore the preserved 18th-century scythe-making works at Abbeydale Industrial Hamlet. For those interested in the arts and culture, the city boasts the largest theatre complex outside London, featuring the famous Crucible Theatre, which hosts the annual World Snooker Championship. Other attractions include the impressive Millennium Gallery and the tranquil Sheffield Winter Garden, one of the largest temperate glasshouses in Europe.

Beyond the historical and cultural centres, the city's dedication to green space is evident in attractions like the Sheffield Botanical Gardens, a Grade II listed site, and the numerous parks and woodlands that crisscross the urban area. The modern cultural scene is particularly vibrant, having nurtured world-famous musical acts like the Arctic Monkeys and Pulp. The trendy Kelham Island neighbourhood has transformed former industrial buildings into a bustling hub of independent shops, microbreweries, street food markets, and contemporary art, making it a hotspot for foodies and nightlife enthusiasts.

For connectivity, while Sheffield does not have its own major international airport, it is conveniently located between several key transport hubs. The most direct and generally recommended airport for visitors is Manchester Airport (MAN), which is the third busiest in the UK and offers excellent worldwide connections. Manchester Airport is easily accessible from Sheffield by a direct and frequent train service, with a journey time typically around 1 hour and 20 minutes. Other nearby international airports include Leeds Bradford (LBA) and East Midlands (EMA).



## MAiN FEATURES:

- \* 15m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

|                             |                   |
|-----------------------------|-------------------|
| Badkamers:                  | 1                 |
| Afgewerkte vierkante meter: | 15 m <sup>2</sup> |
| Lot Afmeting:               | 15 m <sup>2</sup> |

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.712.711

