

**Chatham Street Kelham Island Sheffield S3 8FH**  
**Price £105,000**

**St Luke's**  
Sheffield's Hospice

# Chatham Street

Sheffield S3 8FH

Price £105,000

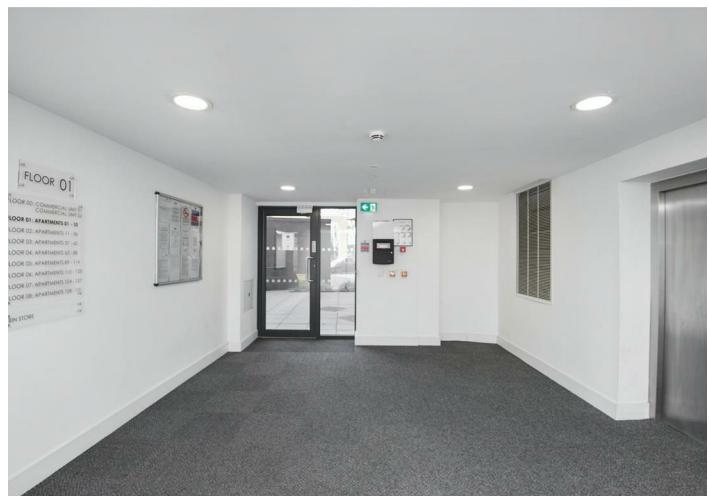
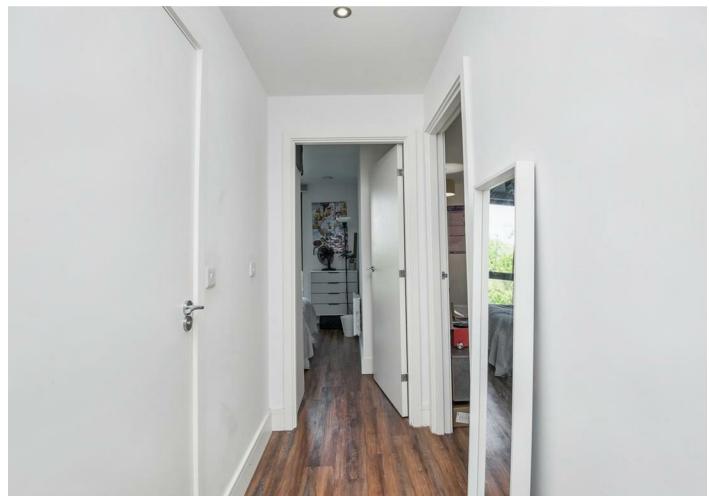
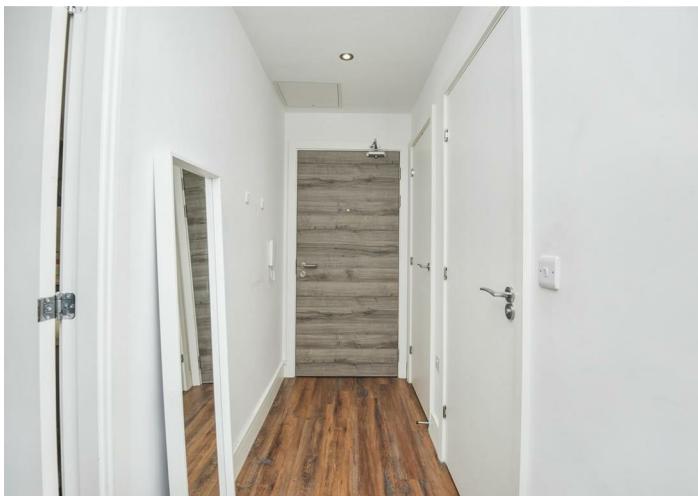
Located in the sought after development of Great Central, Kelham Island, this modern apartment offers a delightful blend of comfort and convenience. Built in 2021, the property boasts a contemporary design that is sure to appeal to those seeking a stylish urban lifestyle. The living accommodation briefly comprises: a private door opens into the hallway with storage and access into the open plan kitchen/living area, the double bedroom and the bathroom.

This apartment is an excellent opportunity for first-time buyers, investors, or anyone looking to enjoy the best of urban living in Sheffield. With its modern amenities and prime location, it is not to be missed.

Situated in a lively neighbourhood, residents will find themselves just a stone's throw away from an array of bars, restaurants, and shops, making it an ideal location for those who appreciate the buzz of city life.

- SPACIOUS ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- BATHROOM WITH THREE PIECE SUITE
- STORAGE
- LIFT TO ALL FLOORS
- COMMUNAL GARDENS
- EXCELLENT LOCATION
- SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE
- AMENITIES CLOSE-BY





## LOCATION

Located in Kelham Island, Sheffield's only urban village, Dun Fields occupies a prominent position in the City's most exciting, up-and-coming neighbourhood. Kelham Island has been named as one of the top ten coolest locations in Britain. The former industrial area has been reinvented as one of the UK's hippest areas - and its revival has previously earned it eighth spot in Travel Supermarket's Hip Hangout Neighbourhood Index, which showcases the most up-and-coming neighbourhoods in the UK and Europe. Boasting many bars and restaurants including the award winning Grind Café, Gastro pub Milestone, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to Sheffield City centre, train station, main hospitals, universities and motorway network making this area extremely popular with young professionals.

## MATERIAL INFORMATION

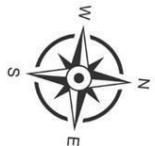
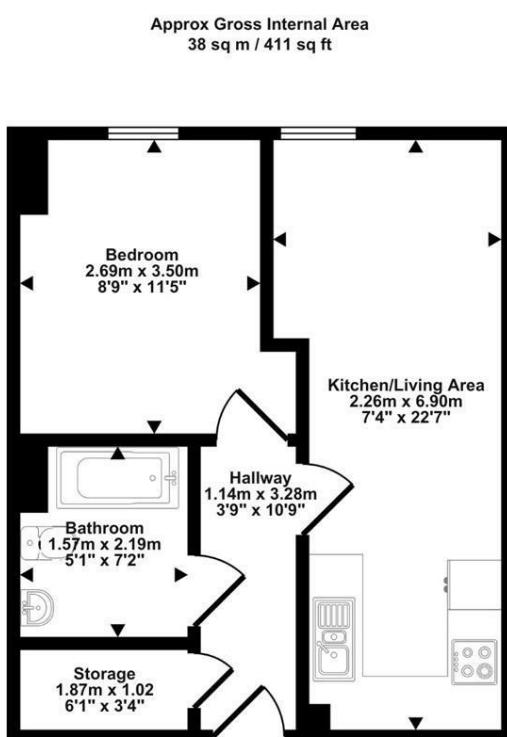
The property is Leasehold with a term of 250 years running from the 1st January 2019.

Ground Rent £150.00 per annum.

Service Charge £1006.38 per annum.

The property is currently Council Tax Band B.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Floorplan

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC