

**Kelham Island Sheffield S3 8RN**  
**Offers Around £165,000**

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

# Kelham Island

Sheffield S3 8RN

**Offers Around £165,000**

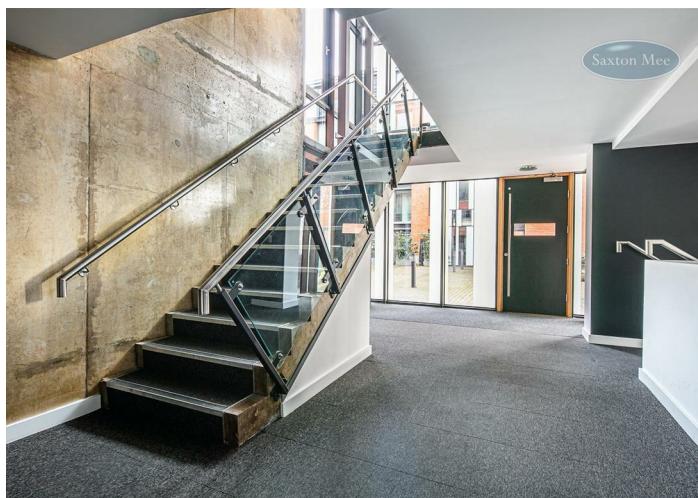
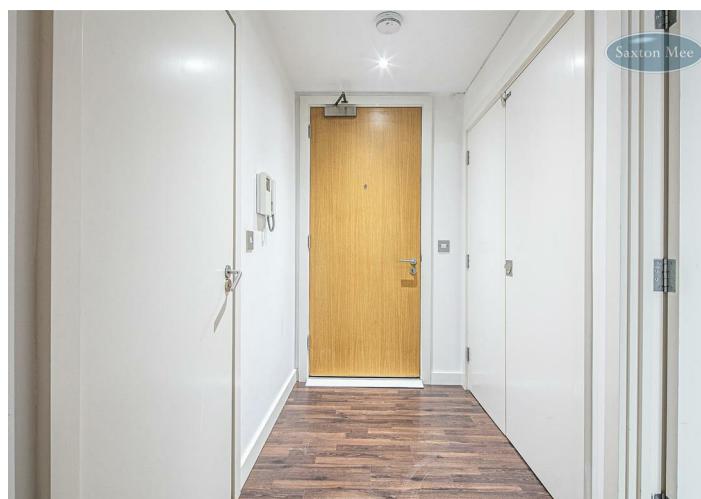
**\*\* NO ONWARD CHAIN \*\* TOP FLOOR APARTMENT \*\* PRIVATE BALCONY \*\*** This fabulous one double bedroom, top floor apartment forms part of the popular Kelham Riverside gated development, and is offered to the open market with no onward chain.

Well presented throughout in a neutral décor, the apartment enjoys an open plan living/dining/kitchen which has patio doors that lead to a private balcony overlooking the River Don.

The accommodation briefly comprises an entrance hall which has a useful cupboard that also houses a washing machine, a double bedroom, a bathroom that has a white suite with a shower over the bath, and an open plan living kitchen. The kitchen has fitted cupboards, an integrated dishwasher, electric oven, electric hob, and a free standing fridge freezer. In our opinion the property would make an ideal purchase for a first time buyer or for an investor looking for a low maintenance rental property.

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- GATED DEVELOPMENT
- PRIVATE BALCONY WITH RIVER VIEWS
- OPEN PLAN LIVING
- LIFT TO ALL FLOORS
- TOP FLOOR APARTMENT
- VAULTED CEILING
- POPULAR LOCATION
- EXCELLENT AMENITIES





#### OUTSIDE

The property features a private balcony to the rear which enjoys river views and offers enough space for a small table and chairs.

#### LOCATION

Kelham Island is within easy reach of Sheffield City Centre with excellent transport links on its doorstep. The area has award winning restaurants and pubs including the Bar Kelham, Hymn to Ninkasi and the Fat Cat pub with its award winning real ales. With easy access to the City and with local pleasant walks along the river, the property is in a fashionable, up and coming location with a quirky range of property styles, independent local businesses and an excellent vibe.

#### MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: 125 years from 30th January 2009.

Service Charge: £1,000 P.A.

Ground Rent: £100 P.A.

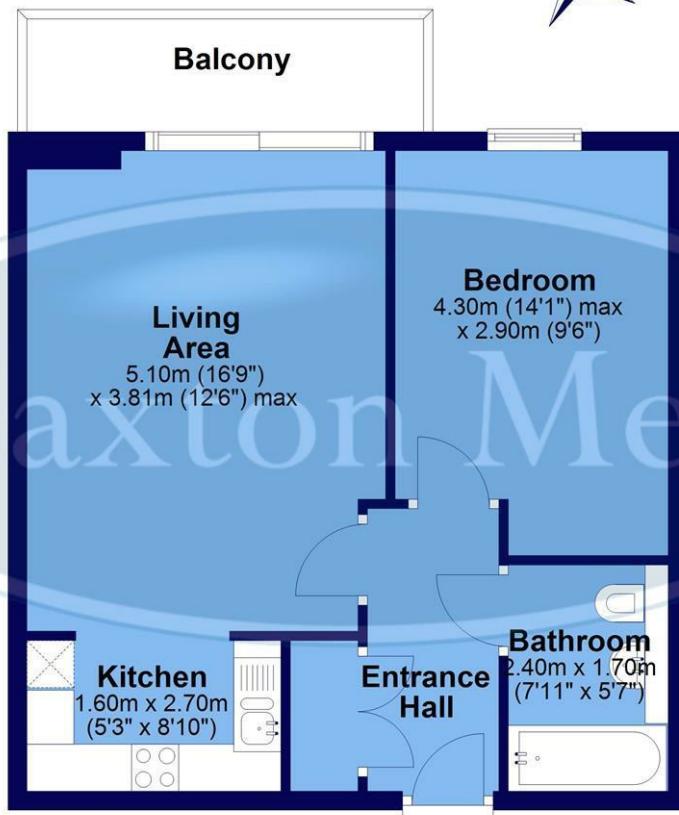
Council Tax Band: B.

#### VALUER

Chris Spooner ANEA

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.

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 46.3 sq. metres (498.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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Sheffield's Hospice

| Energy Efficiency Rating                                   |                         |
|--|-------------------------|
|  | Current Potential       |
| Very energy efficient - lower running costs<br>(A1 plus) A | 70                      |
| (B1-B1) B  | 79                      |
| (C2-C4) C  |                         |
| (D5-D8) D  |                         |
| (E9-E11) E   |                         |
| (F12-F14) F  |                         |
| (G15-G17) G  |                         |
| Not energy efficient - higher running costs                |                         |
| England & Wales  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |
|--|-------------------------|
|  | Current Potential       |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(A1 plus) A |                         |
| (B1-B1) B  |                         |
| (C2-C4) C  |                         |
| (D5-D8) D  |                         |
| (E9-E11) E   |                         |
| (F12-F14) F  |                         |
| (G15-G17) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |
| England & Wales  | EU Directive 2002/91/EC |