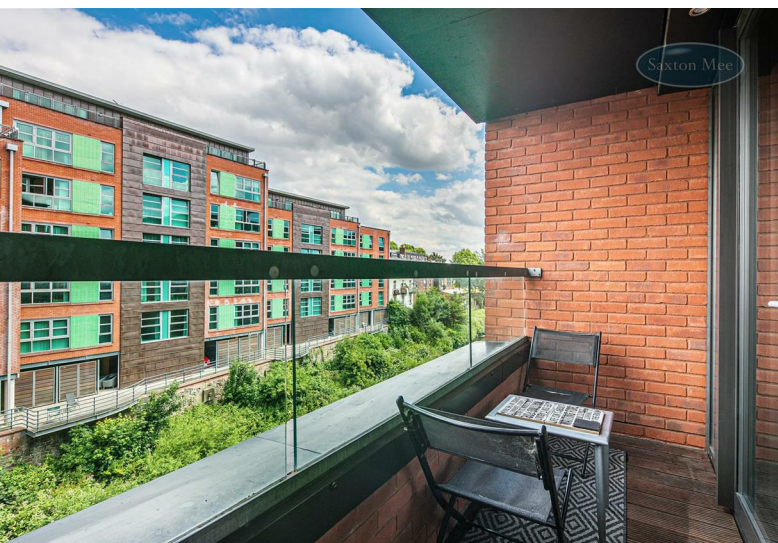




**Kelham Square Kelham Island Sheffield S3 8SD**  
**Offers Around £189,950**

# Kelham Square

Sheffield S3 8SD

**Offers Around £189,950**

**\*\* STUNNING RIVER VIEWS \*\* EWS1 COMPLIANT \*\* NO CHAIN \*\*** Perfect for the professional couple or first time buyer is this spacious, two double bedroom, two bathroom apartment enjoying one of the most prominent positions within the popular Kelham Square development, with fabulous views over the River Don. The apartment benefits from double glazed windows throughout and has wall mounted electric heaters which can be controlled as individual rooms. Briefly, the living accommodation comprises: Communal entrance hall with secure intercom entry system. Inner lobby with large storage/utility cupboard, having plumbing and housing for both a washing machine and tumble dryer. From the hall, a door leads to the social hub of this spectacular urban home. The open plan living/kitchen/diner has a range of wall, drawer and base units. Integrated dishwasher, space for a fridge freezer, sink with mixer tap. Sliding doors from the lounge lead on to the balcony. Two double bedrooms, the master enjoying a spacious en suite shower room comprising large walk in shower, wash basin and WC. The main bathroom has a modern white suite with central fed shower over the bath, wash basin, large wall mounted mirror and WC. Only upon a detailed internal inspection will one appreciate the quality of the accommodation on offer here, call Saxton Mee Crookes today to avoid disappointment.

- EWS1 COMPLIANT
- NO CHAIN
- STUNNING RIVER VIEWS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- FABULOUS LOCATION





## OUTSIDE

Accessed from the open plan lounge/kitchen/diner is the private balcony which is a superb space perfect for entertaining, enjoying views over the River Don and capturing the very best of local wildlife including regular visits from Herons and the resident family of Ducks.

## LOCATION

The Kelham Quarter is fast becoming the place to be for those wanting to live a central, urban lifestyle. The area has award winning restaurants and pubs including the fabulous Milestone 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, Kelham Island is certainly an up and coming location with a quirky range of property styles, independent local businesses and an excellent vibe throughout, making it the perfect base for a young professional.

## LEASE DETAILS

111 years remaining. Ground rent £150.00 per annum. Service charge £587.00 payable twice yearly.

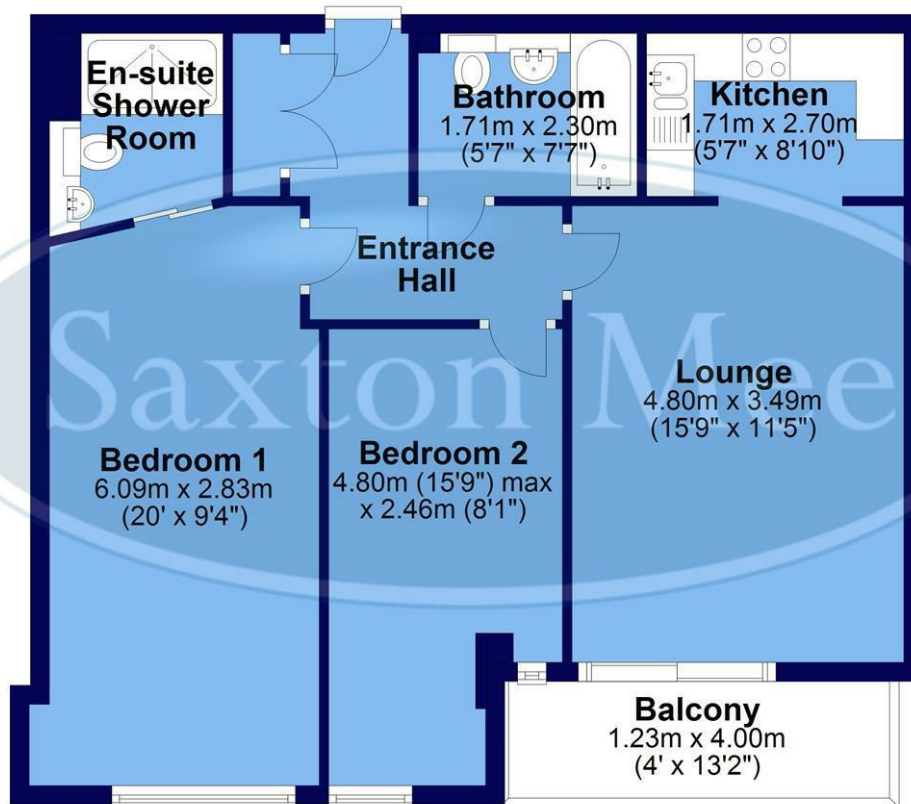
## VALUER

Lewis T. Hughes MNAEA

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.

## First Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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