



Millsands Sheffield S3 8NE
Offers Around £140,000

Millsands

Sheffield S3 8NE

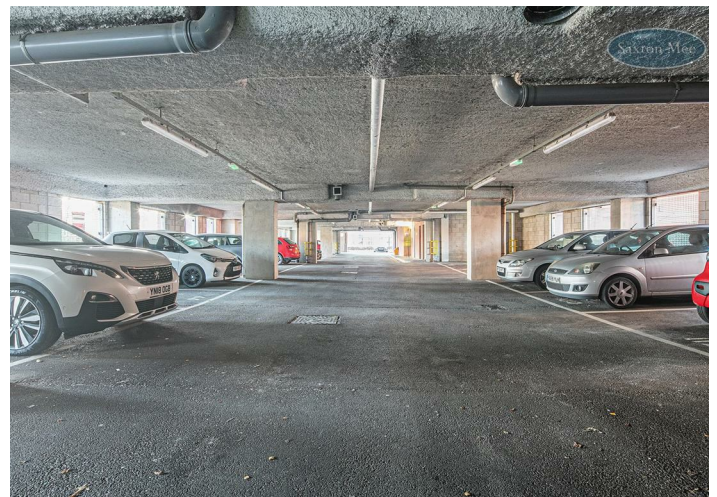
Offers Around £140,000

**** RIVERSIDE LIVING WITH UNDER CROFT ALLOCATED PARKING - GATED DEVELOPMENT **** Situated on the fourth floor is this two double bedroom apartment forming part of this extremely desirable and sought-after gated development. The property benefits from uPVC double glazing and electric heating. A visual and audio security system provides access to the buildings main reception lobby with on-site concierge. Elevator access to all floors with ground floor access to the residents secure under croft car park.

The accommodation briefly comprises : enter through a a private door into the entrance hall with two storage cupboards and access into the living area, the two double bedrooms and the bathroom. The open plan living area has a window allowing natural light which opens to a Juliet balcony, space for a dining tables and chairs and attractive flooring which flows into the kitchen. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher and washing machine along with space for a fridge freezer. The principal bedroom has a fitted wardrobe. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- FOURTH FLOOR APARTMENT WITH LIFT ACCESS
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING WITH JULIET BALCONY
- ENTRANCE HALL WITH STORAGE CUPBOARDS
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE, GATED COMMUNITY, SECURITY CAMERAS & CONERGE
- EXCELLENT LOCATION
- EASY ACCESS TO THE CITY CENTRE
- FABULOUS AMENITIES IN KELHAM ISLAND





OUTSIDE

The apartment has the added benefit of an allocated, secure parking space set within this gated development. Well-kept communal grounds.

LOCATION

The property is located adjacent to Kelham Island, Sheffield's only urban village. 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 shipping container complex Krynkl 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 999 years running from the 1st September 2000. Service Charge £1,700 per 6 months. Ground Rent £111 per 6 months. The property is currently Council Tax Band A.

VALUER

Greg Ashmore 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.

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 60.5 sq. metres (651.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
86	86
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(65-80) C</small> <small>(55-64) D</small> <small>(41-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(65-80) C</small> <small>(55-64) D</small> <small>(41-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC	