

Saxton Mee



Millsands Sheffield S3 8NE
Price £145,000



Millsands

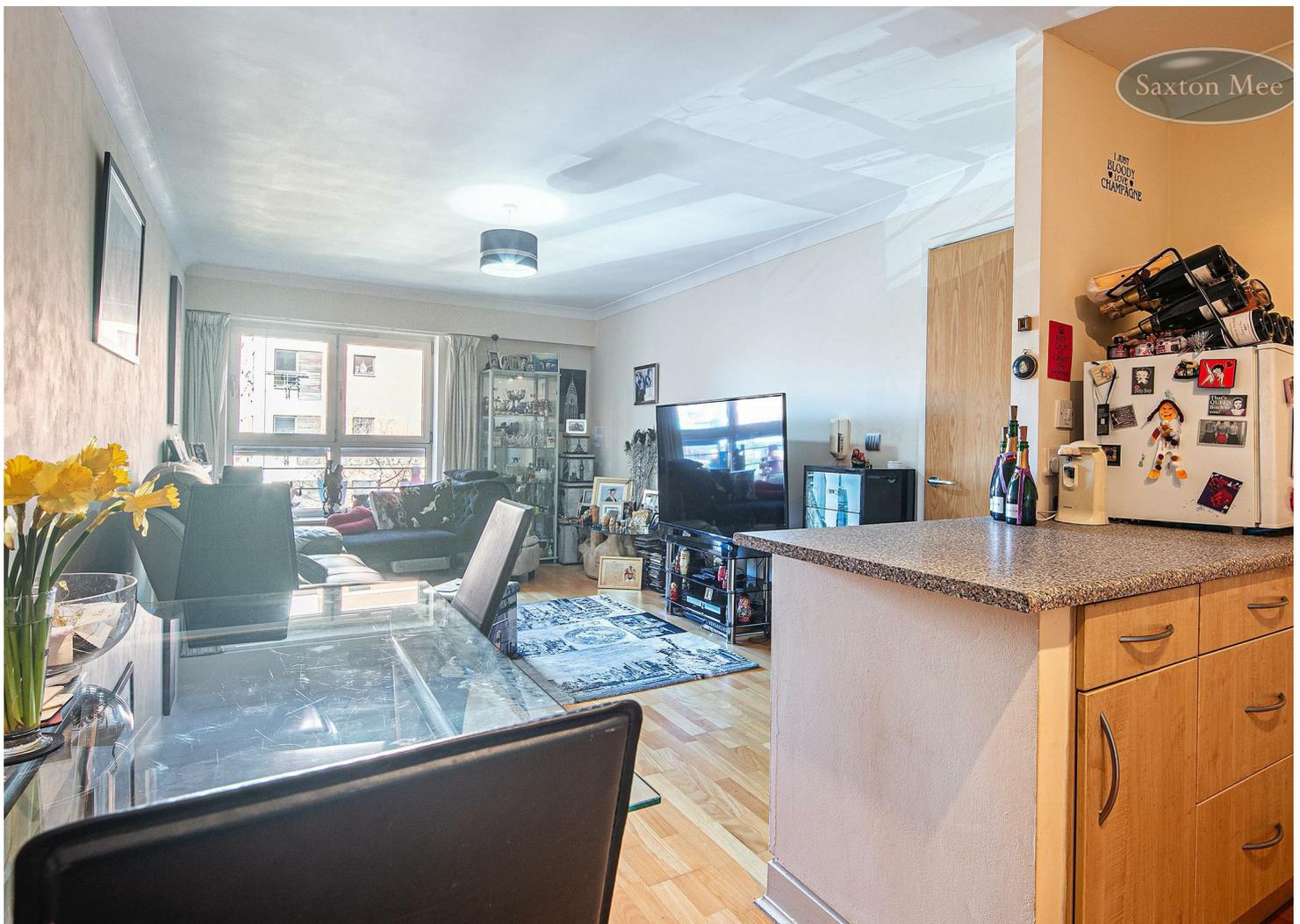
Sheffield S3 8NE

Price £145,000

**** RIVERSIDE LIVING WITH UNDER CROFT ALLOCATED PARKING - GATED DEVELOPMENT ** LARGER THAN AVERAGE TWO BEDROOM/TWO BATHROOM APARTMENT **** Situated on the second 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 a private entrance door which opens into the entrance hall with two fitted 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, 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. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an electric oven (replaced 18 months ago), four ring hob with extractor above, fridge and washing machine (both replaced 12 months ago) and space for a dishwasher. The master bedroom is an excellent size with ample space for furniture, fitted wardrobes and the added advantage of an en suite shower room with WC and wash basin. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- SECOND FLOOR APARTMENT WITH LIFT ACCESS
- TWO BEDROOMS, THE MASTER WITH EN SUITE
- OPEN PLAN LIVING SPACE OVERLOOKING THE RIVER DON
- HALLWAY WITH STORAGE
- ALLOCATED PARKING SPACE, GATED COMMUNITY, SECURITY CAMERAS & CONCIERGE
- 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. The property is currently Council Tax Band A.

VALUER

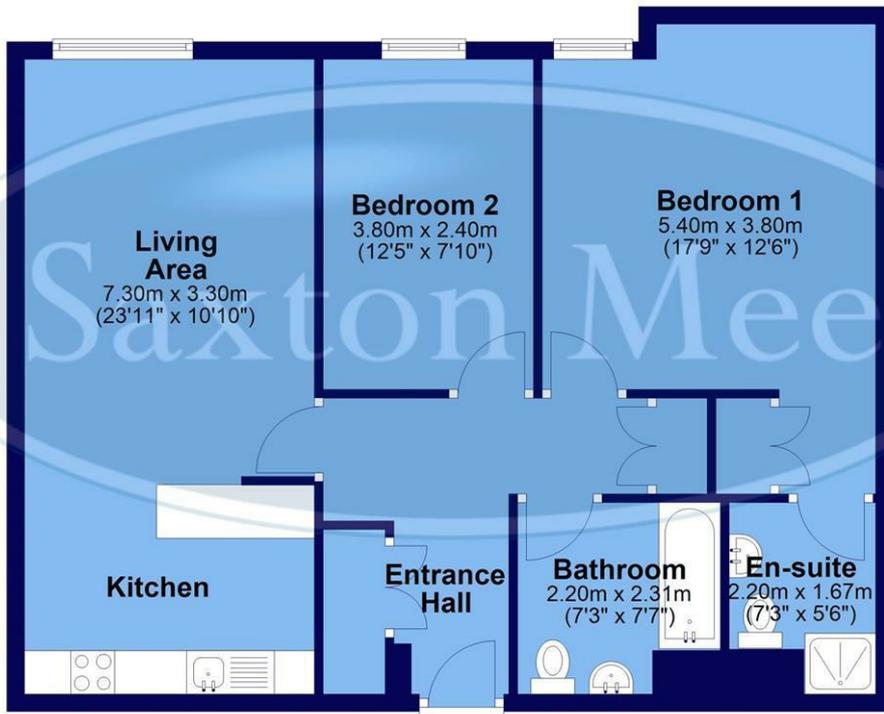
Greg Ashmore MNAEA

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.

Saxton Mee



Approx. 71.8 sq. metres (772.9 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(39-54%) E			
(21-38%) F			
(1-20%) G			
Not energy efficient - higher running costs			
England & Wales		72	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(39-54%) E			
(21-38%) F			
(1-20%) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		