

Saxton Mee



Birch Landing Horseman Square Kelham Island Sheffield S3 8FF
Asking Price £150,000

St Luke's
Sheffield's Hospice

Birch Landing

Sheffield S3 8FF

Asking Price £150,000

£150,000 ASKING PRICE ** BRAND NEW DEVELOPMENT AT KELHAM ISLAND ** A fabulous opportunity has arisen to acquire this stylish one bedroom, first floor apartment. Benefiting from a secure undercroft parking space, communal solar panel and communal biomass boiler reducing energy costs. The accommodation briefly comprises: communal entrance door opens into the communal entrance hall. Stairs lead up to all levels. A private entrance door opens into the entrance hall with built in storage and attractive bamboo wooden flooring. Storage cupboard with housing and plumbing for a washing machine. The attractive bamboo flooring continues into the kitchen/lounge with the original exposed brick chimney breast and steel column, the integral kitchen having a range of soft closing units, quartz works surface, integrated appliances include electric oven and fridge, four ring hob and extractor hob. Double bedroom with newly fitted furniture. Shower room with attractive tiling to floor, shower cubicle, WC and wash basin. 9 years left on the new build guarantee.

- SECURE UNDERCROFT PARKING SPACE
- INDUSTRIAL/MODERN LIVING
- HIGH CEILINGS
- ORIGINAL FEATURES
- LARGE WINDOWS ALLOWING LOTS OF NATURAL LIGHT





OUTSIDE

Well kept communal grounds. Secure undercroft parking space.

LOCATION

Situated in the heart of this vibrant area of Kelham Island and voted one of the Top 10 hippest places to live with an abundance of wine bars, cafes, an award winning public house and walks along the River Don. Excellent public transport links.

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. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 39.5 sq. metres (425.7 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.

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



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(70-80) C	74
(55-69) D	74
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC