Saxton Mee







Millsands Sheffield S3 8NE
Offers Around £140,000

St Luke's
Sheffield's Hospice

Millsands

Sheffield S3 8NE

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** RIVERSIDE LIVING WITH UNDER CROFT ALLOCATED PARKING - GATED DEVELOPMENT ** Situated on the fourth floor of this highly desirable and sought-after gated development, this well-presented two double bedroom apartment offers contemporary living alongside the convenience of secure allocated undercroft parking. The property benefits from uPVC double glazing, electric heating and a visual and audio security entry system providing access to the communal reception lobby, which is complemented by an on-site concierge service. Lift access is available to all floors, while residents also benefit from secure ground-floor access to the undercroft car park.

The accommodation briefly comprises: Accessed via a private entrance door, the welcoming hallway provides access to the principal living accommodation, both double bedrooms and the bathroom. Two useful storage cupboards provide additional practical storage. A bright and spacious open-plan reception area featuring a window providing plenty of natural light and opening onto a Juliet balcony. There is ample space for a dining table and chairs, while attractive flooring flows seamlessly through to the kitchen, creating a modern and sociable living space. The contemporary fitted kitchen comprises a range of wall, base and drawer units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor hood over, dishwasher and washing machine, together with designated space for a fridge freezer.



The generous principal bedroom benefits from a fitted wardrobe, providing useful built-in storage. A well-proportioned second double bedroom offering versatile accommodation for guests, family or home working requirements. The modern bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin.

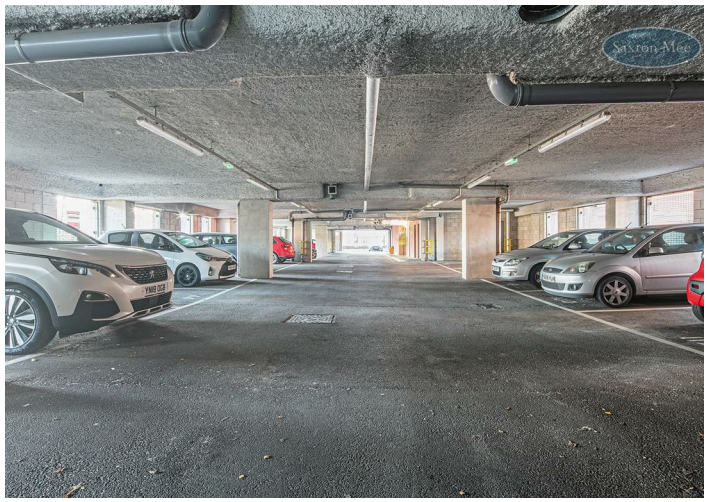
- TWO DOUBLE BEDROOMS
- FOURTH-FLOOR APARTMENT
- HIGHLY SOUGHT-AFTER GATED DEVELOPMENT
- SECURE ALLOCATED UNDERCROFT PARKING
- ON-SITE CONCIERGE SERVICE
- LIFT ACCESS TO ALL FLOORS
- JULIET BALCONY
- OPEN-PLAN LIVING AND KITCHEN AREA
- INTEGRATED KITCHEN APPLIANCES
- UPVC DOUBLE GLAZING & ELECTRIC HEATING













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.

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

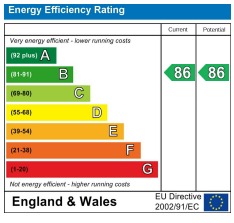


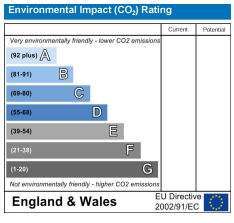
Total area: approx. 60.5 sq. metres (651.1 sq. feet)

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

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