

30 Cornish Place, Cornish Street, Sheffield, S6 3AF

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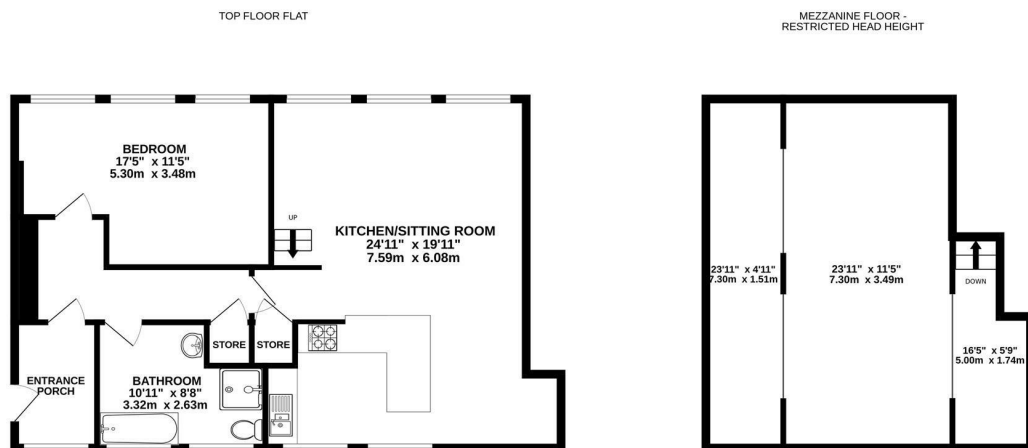
Description.

This stunning, freehold, penthouse forms part of the impressive and desirable Cornish Place development that is situated in the heart of Kelham in a scenic, riverside location. This stunning property offers a wealth of original features that have been retained to be appreciated along with the more contemporary fittings that have been added by the developers and current owners. The car park is protected by electric bollards and the development includes guest apartments that can be rented for friends and relatives when they come to stay along with a super gym and communal, riverside BBQ area. Unlike most of the apartments on the site number 30 also benefits from having a garage that provides excellent storage space for bikes, camping gear etc or for renting out if preferred. Number 30 is situated on the top floor of this building, overlooking the feature, central chimney stack from the bedroom and bathroom and the river from the large sitting room. Access is via a lift or stairs for convenience and, due to the security measures in the courtyard and the communal hallway, the property affords a private and secure feel. The reception foyer makes for a welcoming entrance to the home and provides the property more storage space for coats and shoes etc. The accommodation layout is flexible, with the current owners utilising the original, double bedroom as a home office instead and making their bedroom area on the large Mezzanine which overlooks the impressive lounge area. The kitchen area has recently been upgraded with contemporary fixtures and fittings and the bathroom is quite large and continues with the feeling of space and light that is felt throughout this lovely home. This gorgeous home is complemented by its lovely setting in one of Sheffield's most desirable places to live, Kelham Island is steeped in history and since its recent redevelopment has carved a niche as a destination to visit from people all over the country. With its vibrant social scene and proximity to the hospitals, universities and city centre it is also a great place to live.

- One large double bedroom overlooking the river.
- Spacious bathroom.
- Stunning living area with exposed beams and brickwork.
- Recently modernised kitchen with contemporary fixtures and fittings.
- Superb mezzanine that the current owners utilise as their bedroom.
- Entrance lobby and reception hall.
- Share of freehold and a reasonable service charge of £2,098.06 per annum.
- Secure vehicular entrance to site, protected by retracting bollards and a separate garage provides additional security, covered off road parking and valuable storage solutions.
- Communal BBQ terrace, adjacent to the picturesque river and a residents gymnasium negating the need for a pricey gym membership.
- Council Tax Band C, original single glazed sash windows, modern gas central heating and EPC rating D57.







THE MEZZANINE FLOOR LEVEL IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 861sq. ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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