



# 14 Cornish Place, Cornish Street

Sheffield, S6 3AF

This unique ground floor flat 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.

Number 14 is situated on the ground floor of this building, and has views of the River Don from both bedrooms and living room area. Contemporary fixtures and fittings can be found throughout this property, and coupled with original features of the large Georgian windows and the original fly press, providing a unique partition between the kitchen and living room areas.

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



- Guide Price £260,000-£270,000
- Two bedroom, ground floor apartment with views over the River Don
- Featuring the original fly press, a fantastic piece of Sheffield's Industrial Heritage in your own home!
- Walkable distance to some of the city's finest restaurants and bars
- One allocated parking space included
- Share of Freehold and Council Tax Band C.
- Spacious and modern kitchen, dining and living area
- 765.4 sq. feet
- Spacious feel with large period windows, dual aspect in the living area



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.

Call ELR to book your viewing and secure your opportunity to purchase part of Sheffield's industrial heritage today!

#### Description

Entering in to the property from the communal entrance, you come in to the flat's entrance hall, or vestibule, providing the perfect space for hanging up coats and kicking off shoes. The main hallway provides access to Bedrooms One at Two, both of which are well-proportioned doubles, with Bedroom Two benefitting from an additional storage area.

The main bathroom of the property is well appointed, with quality fixtures and fittings, including an over-bath rainfall shower. Complimenting the exposed brickwork, the present owner has matched the colour scheme superbly, finishing the walls in a calming shade of green.

The modern kitchen, complete with dishwasher, four hob gas burner and breakfast bar has been excellently kept and with a double aspect in this room, light floods in. The industrial feel is ever-present in this area, with the original fly press.

#### IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

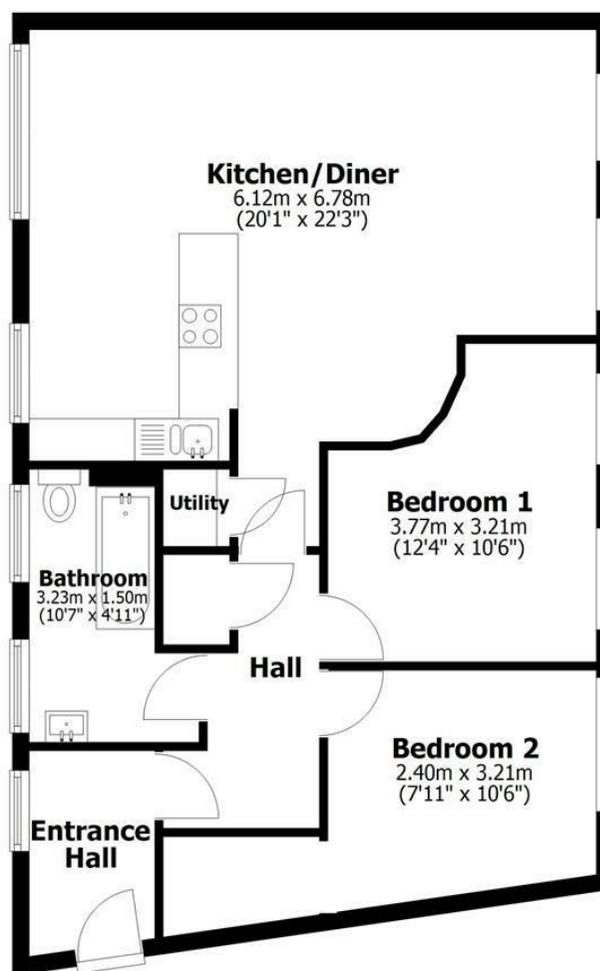






## Ground Floor

Approx. 71.1 sq. metres (765.4 sq. feet)

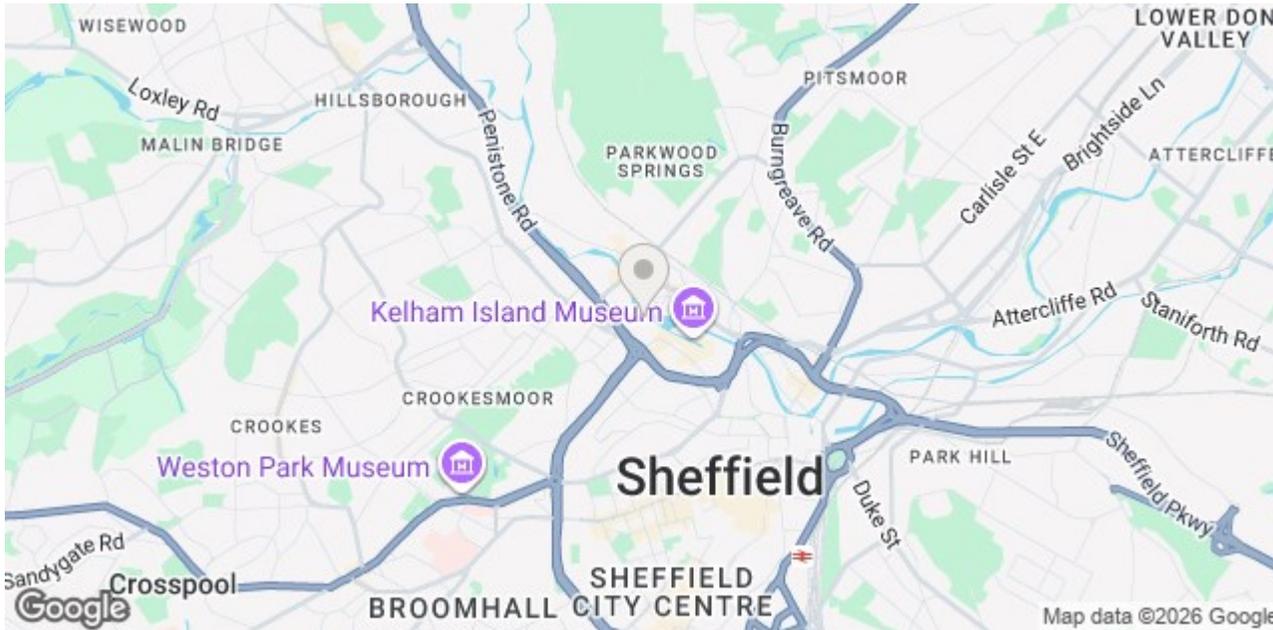


Total area: approx. 71.1 sq. metres (765.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**14 Cornish Place, Cornish Stree**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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