



2  1  1 

Cornwall Works, 3 Green Lane, Kelham  
Island, Sheffield, S3 8SJ

**BELVOIR!**

GUIDE PRICE £115,000 - £125,000



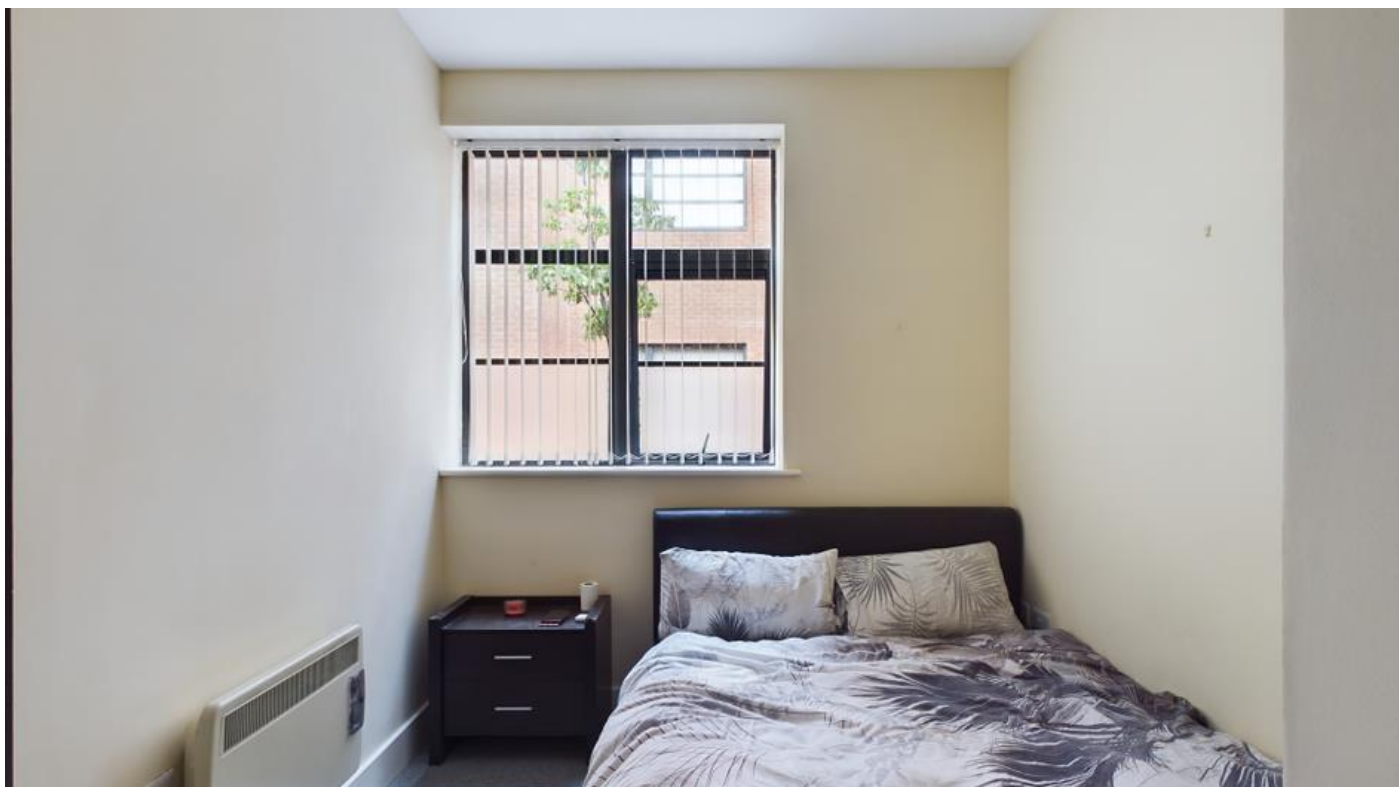
### Key Features

- > 2 Bedroom Apartment
  - > Ground Floor
  - > Communal Courtyard
- > Popular Kelham Island location
  - > First Time Buyer or Investor
- > Annual rental income of £9,540
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this spacious two-bedroom ground floor apartment located in the popular Kelham Island area of Sheffield.

There is no chain and is ideal for a range of buyers from first time buyers, downsizers or Investors having rental income of £795 PCM.

There is a EWS1 Certificate in place with B1 rating.



The property has a secure intercom system to gain access and the apartment is accessed through the shared courtyard. The accommodation briefly comprises of spacious hallway with storage cupboard housing washing machine and water cylinder, good size modern lounge which gives access to the kitchen which has a range of stylish wall and base units with integrated electric oven and hob with extractor fan. There are 2 good sized bedrooms and a family bathroom comprising of three-piece suite with shower over bath, W.C. and sink.

Located in Kelham Island very close to Sheffield City centre, close to all amenities with the universities. schools and shops all within walking distance and has great transport links in and around the city.

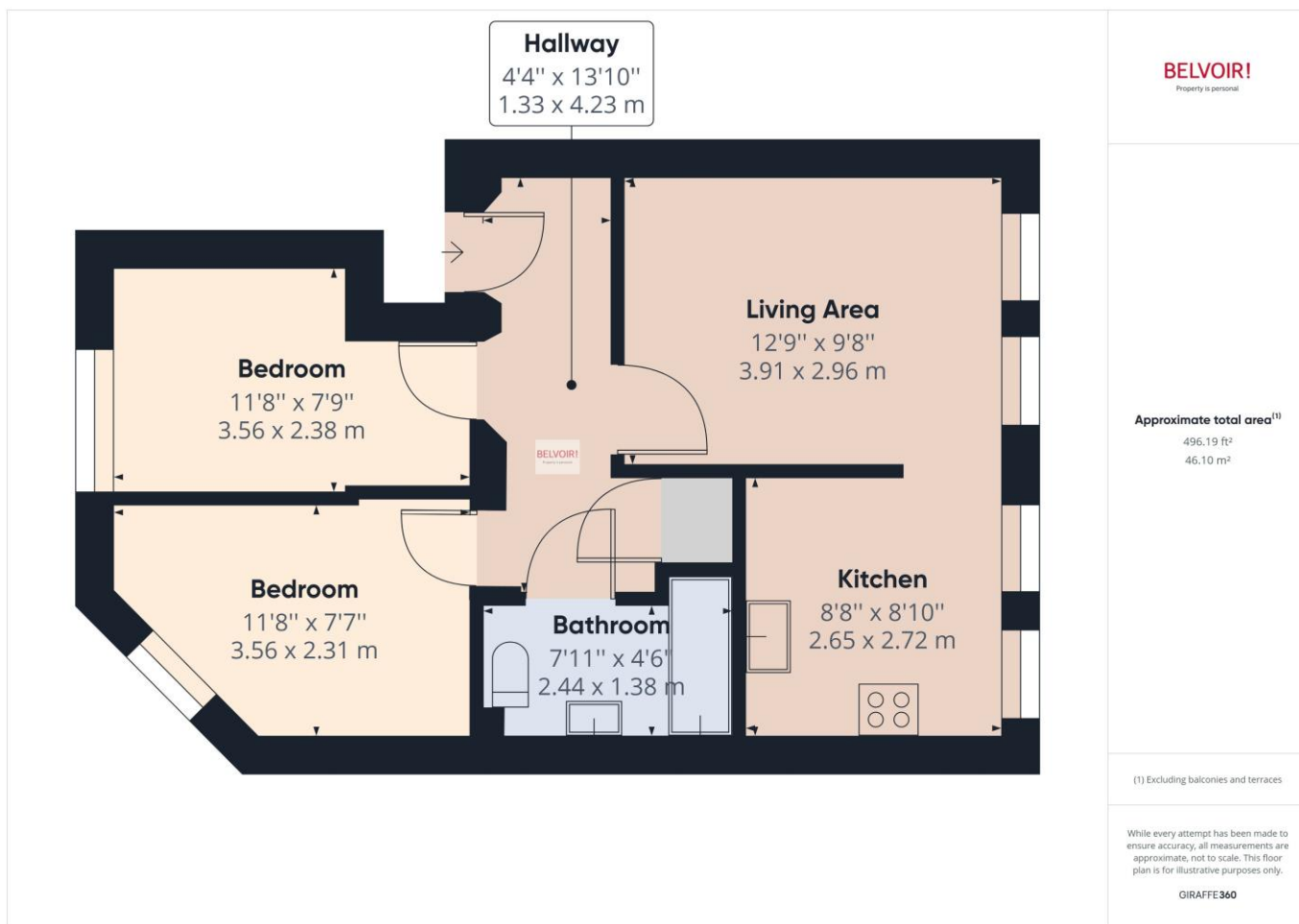
Tenants in situ at present paying £795 per month who are in contract until September so can be served notice should a buyer wish to reside in the property.

### Additional Information

\*Lease expiry date 01/01/2130 \*Service Charge approx £1500 per annum and Ground Rent is £100 per annum.  
\*Council Tax Band A \*As advised by Vendors

### Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

0114 252 5215