



0  1  1 

Cornish Steelworks, 37 Dun Fields,  
Kelham Island, Sheffield, S3 8AY

**BELVOIR!**

OIRO £130,000





## Key Features

- > Modern Studio Apartment
  - > First Floor
  - > Kelham Island
- > Tenant in Situ or Vacant Possession
  - > No Chain
- > EWS1 in place with B1 rating
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this ultra modern studio apartment at Cornish Steelworks based in the Kelham Island quarter.

Located on the first floor with a shared terrace area and open plan lay out it would make an ideal first-time buyer purchase or a great addition to an investors portfolio.

\*Call to arrange a viewing TODAY\*



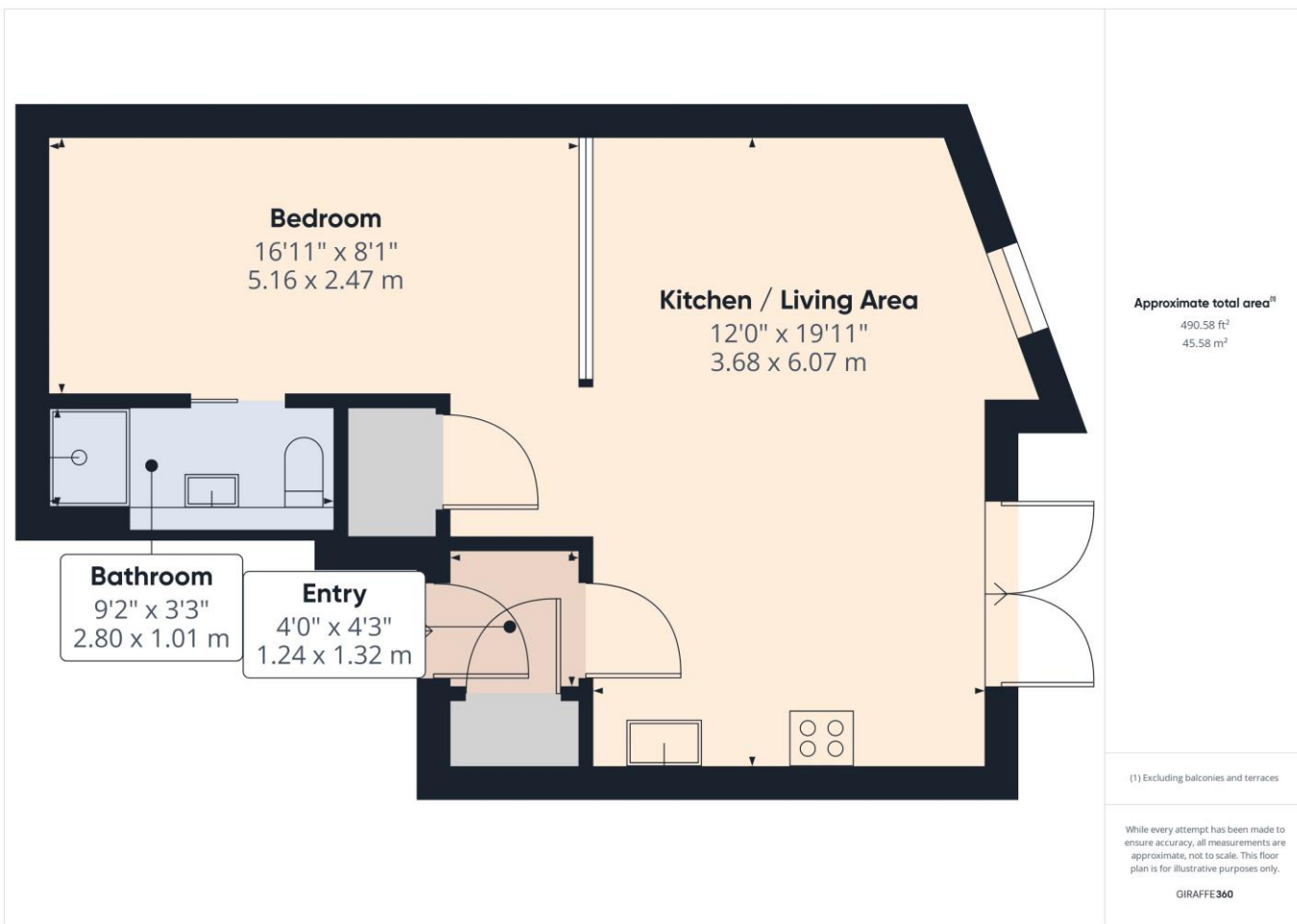
Offered to the market with tenant in situ or with vacant possession is this fantastic studio apartment situated on this popular purpose-built development. The apartment is in the heart of Kelham Island which boasts several artisan bars, pubs and restaurants along with great transport links via with super tram making it a superb addition to an investment portfolio or great first time buy. The apartment is only a few minutes walk away from both the Supertram network and local shops and amenities. The development is conveniently located near the inner ring road with links across the city, as well as to the motorway network and railway station.

The apartment briefly comprises of: -

Entrance space with storage cupboard housing the water cylinder, spacious and bright open plan kitchen and living area with patio doors leading to a balcony area. The kitchen area has a good range of modern wall and base units with integrated oven, hob, dishwasher, and fridge freezer included within the sale. The living area is spacious with a floor to ceiling window letting in lots of natural light. There is a large bedroom area with access through to the bathroom which has an enclosed shower, sink and W.C. The apartment is neutrally decorated throughout and has underfloor heating. There is a tenant in situ paying £645 per month however the potential rental income is approximately £750-£800. The tenant can be served notice should a buyer want vacant possession upon completion.

**Additional Information** • Tenure: Leasehold • Lease until: 2216 • Service Charge: £2084 per annum • Ground Rent: £250.00 per annum • Council Tax Band: B (go to <http://cti.voa.gov.uk/cti/inits.asp>) \*Advised by Vendor

**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