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Millau, 2 Kelham Island, Kelham Island,  
Sheffield, S3 8RD

**BELVOIR!**

OIRO £175,000



### Key Features

- > Two Bedroom Apartment
- > En-Suite Shower Room
- > Ground Floor
- > Sold with Vacant Possession or Tenant in Situ
- > Sought after location
- > EWS1 Available with B1 Rating
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to offer to the market this MODERN TWO BEDROOM apartment located in KELHAM ISLAND.

Situated on the GROUND FLOOR with SECURE INTERCOM ENTRY SYSTEM and is ideal for first time buyers or Investors alike with rental income of £900 per month.

\*EWS1 Certificate available with B1 Rating\*



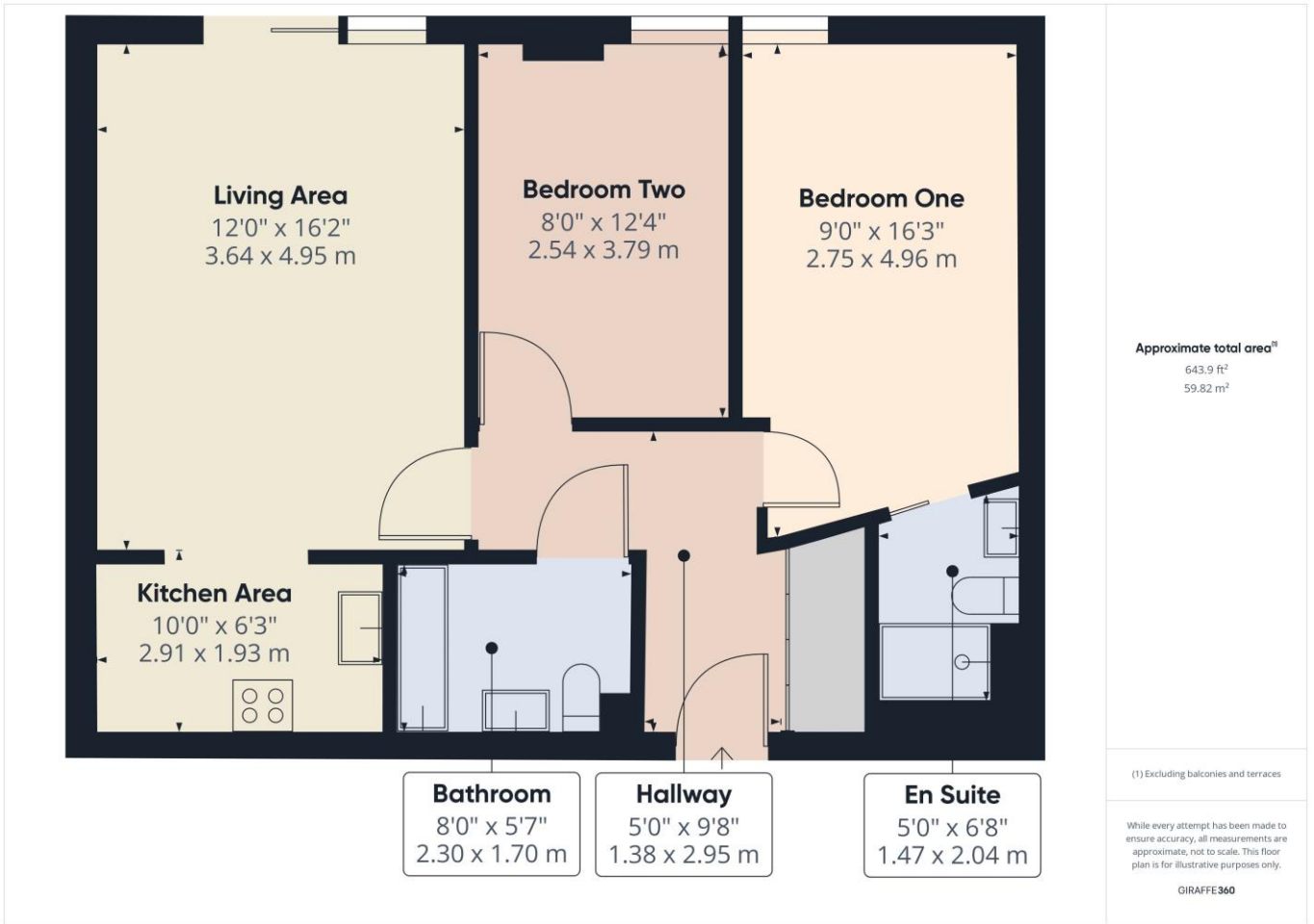
The apartment in brief comprises of hallway with intercom receiver and large storage cupboard housing the washing machine and water cylinder, kitchen area with a range of stylish wall and base units with integrated dishwasher, oven and hob with extract over. The spacious living area has laminate flooring and patio doors leading to an outside terrace. There are two double bedrooms with one having an en-suite shower room consisting of a double enclosed shower, W.C. and sink. The family bathroom consists of bath with shower over, Wash basin, W.C. and towel radiator. The property has electric heating, double glazing and is neutrally decorated throughout. There is a secure internal intercom system and well-maintained communal areas.

Located in Kelham Island in walking distance to universities and hospitals with great transport links and access to all amenities.

There is a current tenant in situ on a monthly periodic contract paying £900 per month who can be served notice should a buyer want to reside in the apartment themselves.

**Additional Information:** \*Remaining Lease 110 years \*Ground Rent £150 Per annum \*Service Charge approx £1300 per annum \*Council Tax Band C \*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!**

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