



1  1  1 

Clifton, 3 Kelham Island, Kelham Island,  
Sheffield, S3 8RY

**BELVOIR!**

OIRO £135,000



### Key Features

- > Popular Kelham Island Location
  - > One Bedroom Apartment
  - > Vacant Possession & No Chain
- > Ideal Investment or First Time Buy
- > Potential Rental of £825 Per Month
  - > EWS1 Approved
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to offer to the market this MODERN ONE BEDROOM apartment located in KELHAM ISLAND. Situated on the THIRD FLOOR with SECURE INTERCOM ENTRY SYSTEM and is ideal for first time buyers or Investors alike with potential rental income of £825 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 living area has laminate flooring and patio doors with a Juliet Balcony. The double bedroom has a floor to ceiling window allowing lots of natural light and there is a family bathroom consisting of bath with shower over, wash basin, W.C. and towel radiator.

The property has electric heating, double glazing and is neutrally decorated throughout and the block has well maintained communal areas but no lift access.

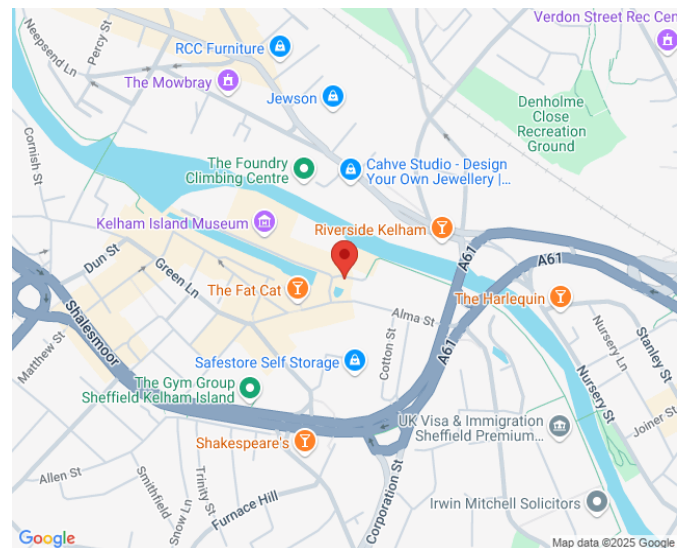
Located in Kelham Island in walking distance to universities and hospitals with great transport links and access to all amenities.

### Additional Information

\*Remaining Lease 109 years \*Ground Rent £100 Per annum \*Service Charge £1404.40 per annum \*Council Tax Band B \*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