



Great Central, 2 Chatham Street, Kelham Island, Sheffield, S3 8FH

**BELVOIR!**

OIRO £120,000



### Key Features

- > One Bedroom Apartment
- > Forth Floor with Lift Access
- > Stylish Open Plan Living
- > Popular Location
- > Sold with vacant possession
- > Potential rental income of £795 per month
- > EPC Rating B
- > Tenure: Leasehold

Belvoir Sheffield is pleased to present this luxury one-bedroom apartment located in the highly sought-after Great Central Development in Kelham Island.

Ideally situated just a short walk away from the vibrant pubs and restaurants that Kelham Island is famous for, this property offers both convenience and contemporary living.

Internally, the apartment has been finished to a high standard, featuring modern fixtures and fittings throughout.

This property is sold with vacant possession and no chain so ideal for a first-time buyer or investor alike.



In brief, the apartment comprises an entrance hallway with an intercom system and a large storage cupboard that houses the water cylinder and washing machine. The open-plan living and kitchen area features modern base and wall units, with integrated appliances including a dishwasher, fridge-freezer, oven, hob, and extractor, all included with the sale. The apartment offers one spacious bedroom and a beautifully appointed family bathroom, complete with a bath with a shower over, W.C., sink, and a heated towel rail. The building benefits from lift access and is ideally located near a variety of local amenities. With excellent transport links, including easy access to the M1 motorway.

### Additional Information

\*Remaining Lease 245 years \*Ground Rent £150 Per annum \*Service Charge £1006.38 per annum \*Council Tax Band B \*As advised by Vendors

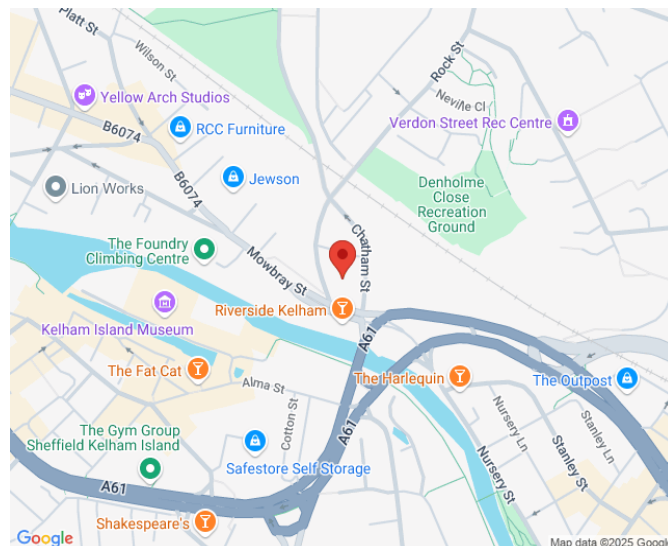
### Disclaimers and Advice

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83   B  | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# BELVOIR!

Contact us today to arrange a viewing...

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