



2  1  1 

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

BELVOIR!

OIRO £160,000



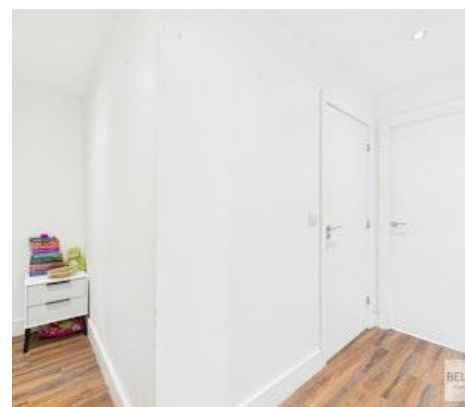
Key Features

- > Two Bedroom Apartment
- > Fourth Floor with Lift Access
- > Stylish Open Plan Living
- > Popular Location
- > Sold with Tenant in situ or Vacant Possession
- > Current rental of £1100 per month
- > Tenure: Leasehold
- > EPC rating B

Belvoir Sheffield is pleased to present this luxury two-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 either vacant possession or with tenant in situ 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. 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 and a large storage cupboard that houses the water cylinder and washing machine.

The apartment offers two spacious bedrooms 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

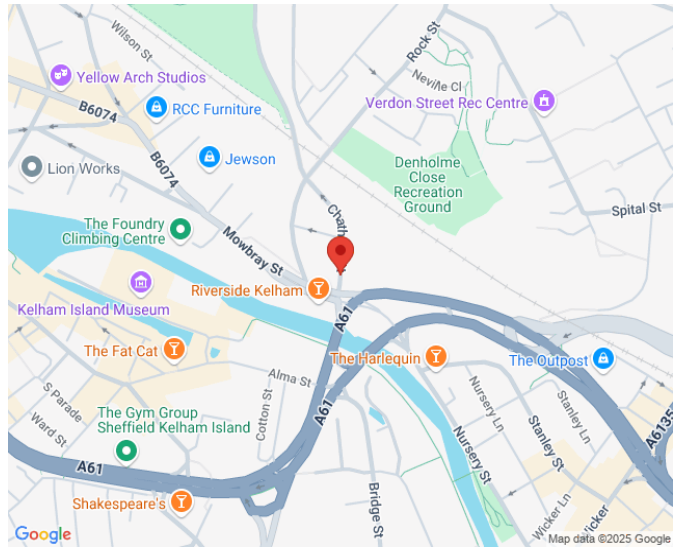
*Remaining Lease 245 years *Ground Rent £250 Per annum *Service Charge £1523.04 per annum *Tenant in situ currently paying £1100 per month contract end date 04/07/2025 - can be served notice to vacate should buyer wish to reside in the property *Council Tax Band B *As advised by Vendors

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		



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215