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Rutland House, 4 Adelaide Lane,
Kelham Island, Sheffield, S3 8BJ

BELVOIR!

OIRO £135,000



Key Features

- > Two Double Bedrooms
- > ALLOCATED PARKING SPACE
- > Third Floor
- > Tenant in Situ or Vacant Possession
- > Popular KELHAM ISLAND
- > Current Tenant Paying £995 PCM
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are delighted to present this well-appointed third-floor apartment located in the highly sought-after Kelham Island area, complete with an ALLOCATED PARKING SPACE, two double bedrooms, open-plan living, dining, and kitchen area, contemporary family bathroom and a generous entrance hallway.

The property is offered with vacant possession or with a tenant in situ currently paying £995pcm, making it an excellent opportunity for both first-time buyers and investors.

Early viewing is highly recommended to appreciate the space, finish, and fantastic location on offer.



The property briefly comprises a generous entrance hallway with intercom system and storage cupboard housing the hot water cylinder. A spacious open plan living, dining and kitchen area with a Juliet balcony offering views over the River Don, a modern kitchen with a range of wall and base units, integrated oven, hob and extractor, along with freestanding fridge freezer and washing machine included in the sale. There are two generously sized double bedrooms, a contemporary family bathroom with bath and shower over, WC, wash basin, chrome towel rail, and partially tiled walls.

Additional features include allocated parking space, electric heating throughout, lift access and neutral decor.

Situated in the ever-popular Kelham Island, the apartment is within walking distance of Sheffield universities, hospitals, and the city centre, with excellent access to public transport and local amenities, including popular cafes, bars, and restaurants.

Additional Information

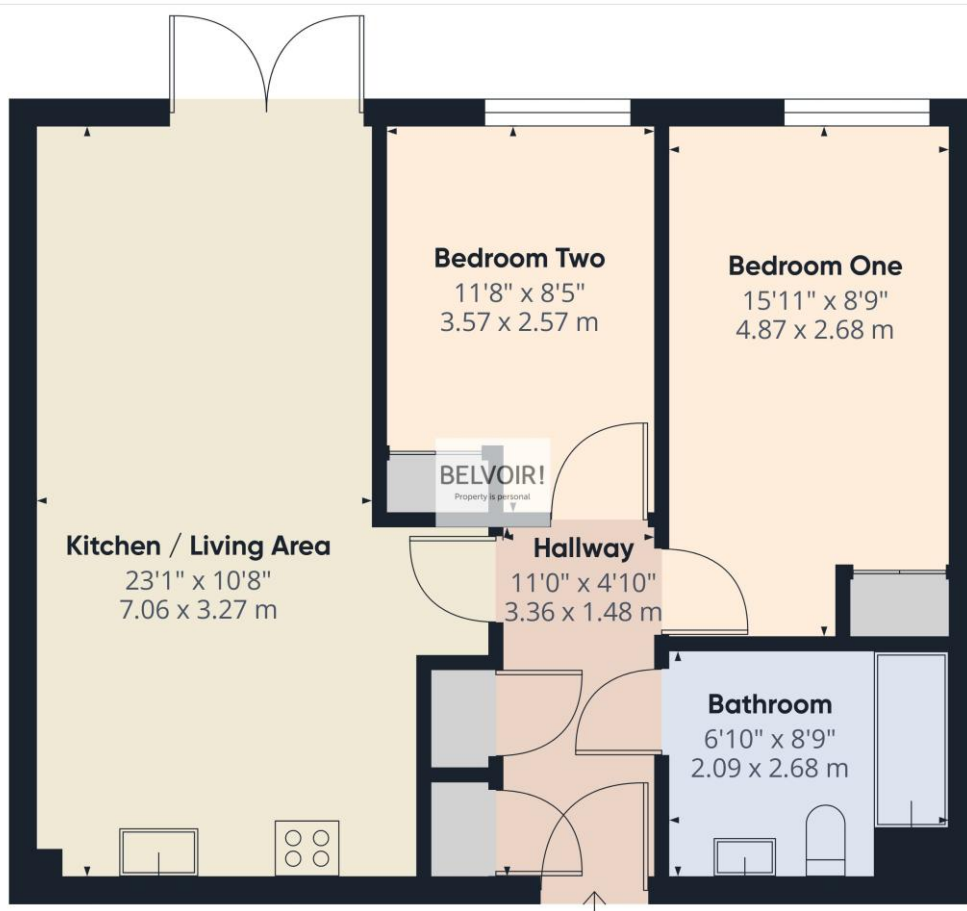
*Remaining Lease 80 years however this is currently being extended by a further 99 years prior to completion of sale

*Service Charge including Ground Rent £1566.72 per annum *Tenant in situ currently paying £995 per month, contract end date 12/09/2025 - 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



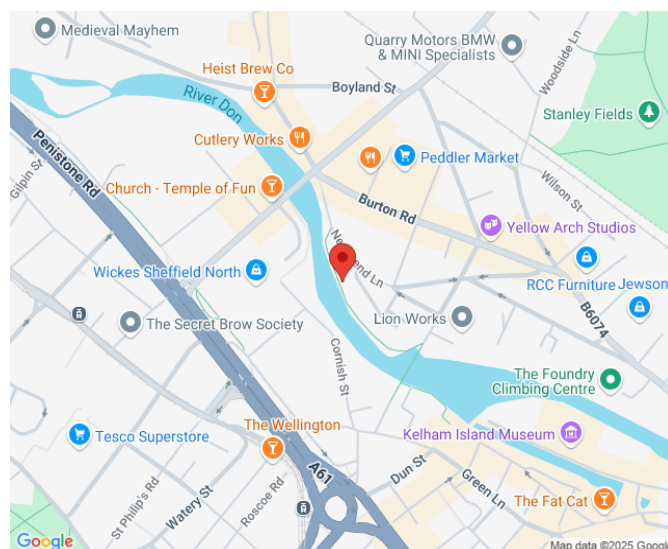
Approximate total area⁽¹⁾
636 ft²
59.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/sheffield

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