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Great Central, 2 Chatham Street, City
Centre, Sheffield, S3 8FH

OIRO £174,000

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Key Features

- > Allocated Parking Space
- > Balcony with Beautiful Views
 - > Two Double Bedrooms
 - > En-Suite Shower Room
- > Spacious Living / Kitchen Area
 - > 7th Floor
- > Tenure: Leasehold
 - > EPC rating B

Belvoir Sheffield is pleased to present this luxury two-bedroom apartment with **ALLOCATED PARKING** 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.

With vacant possession and no chain being ideal for a first-time buyer or investor alike with potential rental income of £1200 PCM.



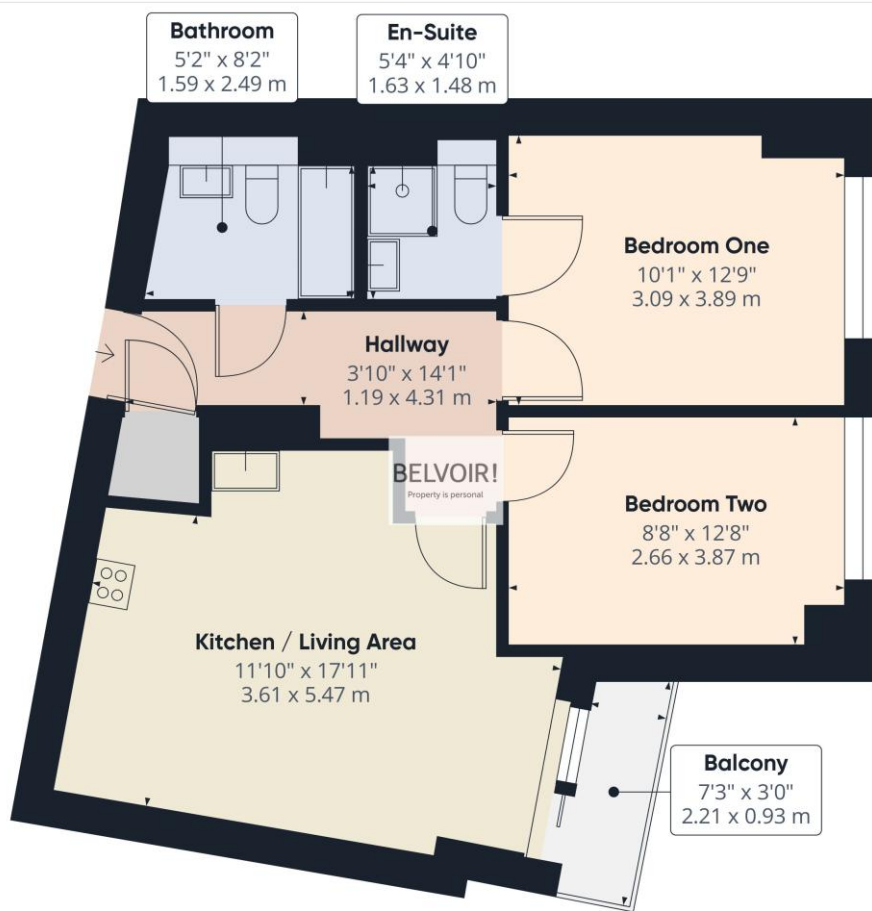
In brief, the apartment comprises of entrance hallway with an intercom system and a large storage cupboard that houses the water cylinder and washing machine. The open-plan living and kitchen area features modern base and wall units, with integrated appliances including a dishwasher, fridge-freezer, oven, hob, and extractor, all included with the sale. There is a patio door accessing the balcony area with wonderful views of the city.

The apartment offers two double bedrooms, a beautifully appointed family bathroom, complete with a bath with a shower over, W.C., sink, and heated towel rail plus the added benefit of an en-suite shower room to the master bedroom with enclosed shower, W.C. and sink.

The apartment comes with one allocated parking space and 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 £1579.36 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.



Approximate total area⁽¹⁾

616 ft²
57.2 m²

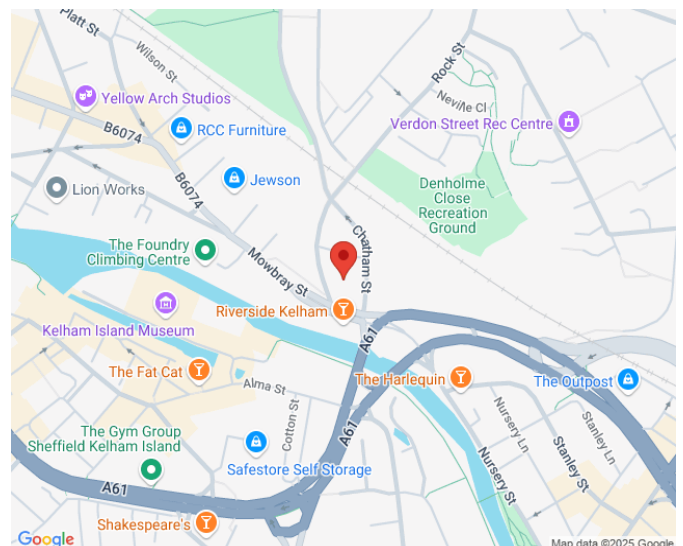
Balconies and terraces

22 ft²
2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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0114 252 5215