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Cornish Steelworks, 37 Dun Fields,
Sheffield, S3 8AY

BELVOIR!

£129,995

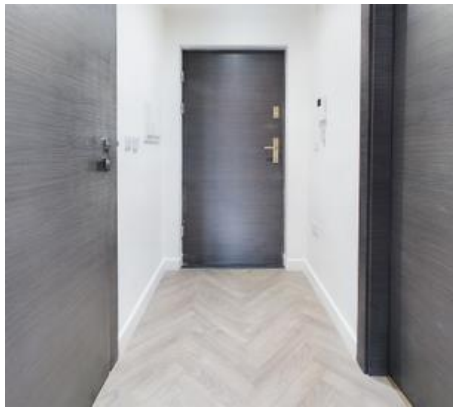


Key Features

- > One Bedroom Apartment
- > Kelham Island Quarter
- > Open Plan Layout
- > Terrace Area
- > Vacant Possession or Tenant in Situ
- > EWS1 in place with B1 Rating
- > Tenure: Leasehold
- > EPC rating B

Belvoir Sheffield are pleased to bring to the market this luxury one bedroom apartment in the Kelham Island Quarter which has been regarded as the ultimate trendy urban hotspot in which to reside. Ideal for investors or first-time buyers alike.

Offered to the market with tenant in situ or with vacant possession is this fantastic one double bedroom apartment situated on this popular purpose-built development. The apartment is in the heart of Kelham Island which boasts several artisan bars, pubs and restaurants along with great transport links via with super tram making it a superb addition to an investment portfolio or great first time buy. The apartment is a stones throw away from The Milestone restaurant as well as being only a few minutes walk away from both the Supertram network and local shops and amenities. The development is conveniently located near the inner ring road with links across the city, as well as to the motorway network and railway station.



Entrance: Communal entrance with secure door and post box access.

Communal Terrace: The apartment is accessed via a communal decked terrace area with space outside the apartment entrance for a bistro table and chairs.

Open Plan Kitchen Living Area: Modern and contemporary space that has been beautifully furnished by the current vendor and features grey laminate flooring throughout as well as two large floor to ceiling windows at the far end of the room. The designer kitchen is formed in an L-shape and is formed of a range of gloss mocha units with walnut worktops above and glass splashback and upstands. The kitchen benefits from an eye level stainless steel oven, black glass ceramic hob and feature extractor hood, integrated 60/40 fridge freezer, dishwasher and washer/dryer and inset sink with draining board.

Bedroom: Stylish double bedroom that has a continuation of the laminate flooring throughout, contemporary decor and a further large floor to ceiling window with views across the front elevation.

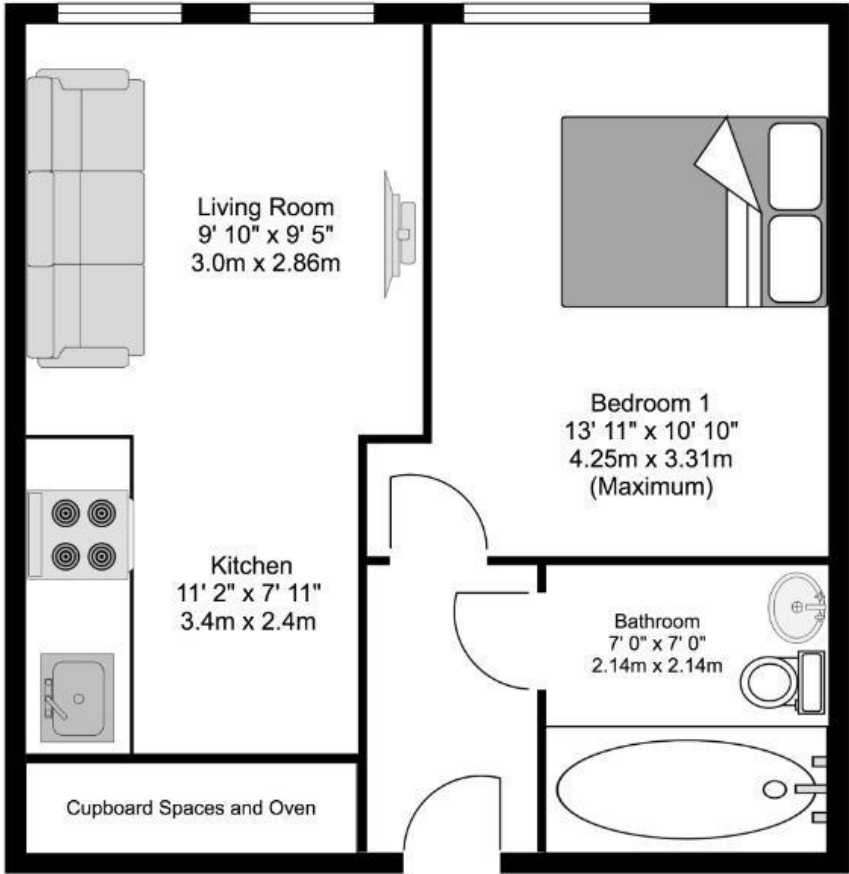
Bathroom: Stunning bathroom suite that has porcelain tiling to walls and shower area, three-piece suite comprising bath with waterfall shower over, chrome wall mounted mixer taps and glass screen, wall mounted square basin with chrome mixer tap and WC. The bathroom features a useful storage shelf with wall mounted mirrored storage cabinet above and chrome heated towel rail.

Additional Information*

• The property currently has a tenant in Situ on a periodic basis with rental income of £775 PCM. Buyers can purchase to reside in the property as 2 months notice can be served to vacate. • Tenure: Leasehold • Lease until: 2216 • Service Charge: £2084 per annum • Ground Rent: £250 per annum • Council Tax Band: B (go to <http://cti.voa.gov.uk/cti/inits.asp>) *Advised by Vendor

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.



Ground Floor Approximate
Floor Area 394 SQ. FT.



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