



19 Cutlers House 45A Mowbray Street, Sheffield, S3 8ES



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Asking Price

£110,000

Ideal for an investor landlord or first time buyer alike is this well presented, one bedroom top floor apartment located in the popular central area of Kelham Island, offered for sale with no onward vendor chain.

The accommodation briefly comprises: Communal entrance hallway. Inner hallway with secure intercom entry system. Open plan kitchen and lounge/diner with a range of fitted units, integrated oven and hob with space for a washing machine and fridge/freezer. Modern bathroom with bath and shower over, wash basin and W.C. Double bedroom with internal window.

Note the property is currently let on a periodic tenancy agreement achieving £520 PCM.

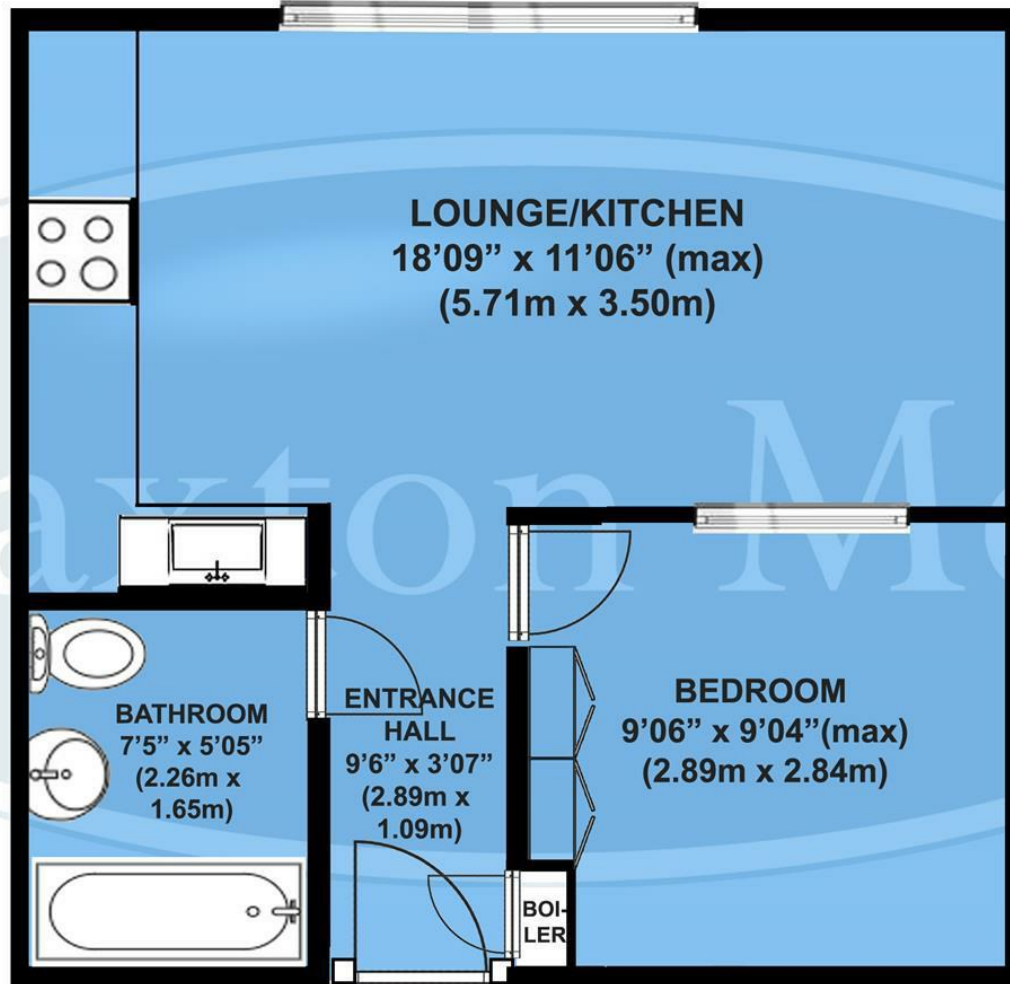
Kelham Island, known for its industrial heritage, has evolved into a trendy, and thriving district, blending historic charm with contemporary flair. With plenty of bars, cafes, and restaurants at your fingertips, as well as proximity to the City Centre.



- One Bedroom Penthouse Apartment
- Well Presented Throughout
- Central Location Close To The City Centre
- Vibrant and Thriving Area
- Modern Fitted Kitchen







Total area: approx. 357.81 sq. feet (33.29 sq metres)
 All measurements are approximate

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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