

Cotton Street Kelham Island Sheffield S3 8SX  
Offers Around £135,000



## Cotton Street

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Forming part of this attractive development which was newly built in 2022, is this impressive one double bedroom second floor apartment is offered to the open market with no onward chain. Beautifully presented throughout the property features a spacious open plan living space that has access to a small balcony, contemporary kitchen and bathroom, a secure communal bike store, and the remainder of a 10 year new homes warranty. Located in the very heart of the fashionable and popular Kelham Island within a short stroll of award winning eateries, bars, cafes and shops together with central Sheffield, Universities, Hospitals and transport networks. From street level, the building is accessed via a secure entry system and lifts to all floors.

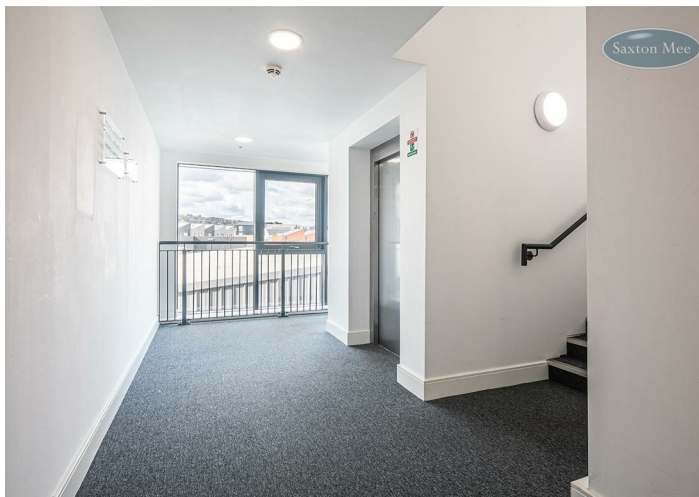
The apartment accommodation briefly comprises: a private door opens into the spacious open plan living/dining/kitchen. This bright and airy space has a floor to ceiling window, and a door to the private balcony. The kitchen has a wall of fitted cupboards and a range of integrated appliances including a slimline dishwasher, fridge, electric oven, electric hob, and a microwave. There is a useful store cupboard off which houses the plumbing for a washing machine.

The good sized double bedroom has fitted wardrobe and a stylish ensuite shower room which has a chrome towel radiator, WC and wash basin.

- NO CHAIN
- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING KITCHEN
- BUILT IN 2022
- SECURE ENTRY SYSTEM
- LIFT TO ALL FLOORS
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- EXCELLENT AMENITIES







## LOCATION

Located in Kelham Island, Sheffield's only urban village, Dun Fields occupies a prominent position in the City's most exciting, up-and-coming neighbourhood. Kelham Island has been named as one of the top ten coolest locations in Britain. The former industrial area has been reinvented as one of the UK's hippest areas - and its revival has previously earned it eighth spot in Travel Supermarket's Hip Hangout Neighbourhood Index, which showcases the most up-and-coming neighbourhoods in the UK and Europe. Boasting many bars and restaurants including the award winning Grind Café, Gastro pub Milestone, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynkl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to Sheffield City centre, train station, main hospitals, universities and motorway network making this area extremely popular with young professionals.

## MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 7th October 2022.  
The property is currently Council Tax Band B.

## VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 39.2 sq. metres (422.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

