



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 60, Brewery Wharf 23 Mowbray Street, Sheffield,
S3 8EL

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Offers Around £137,000

Welcome to this delightful first-floor flat located at 23 Mowbray Street in the vibrant Kelham Island area of Sheffield. This modern, chain-free apartment offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a contemporary living space.

As you enter the property, you are greeted by a spacious open-plan living area that is bathed in natural light, thanks to the impressive floor-to-ceiling windows that overlook the picturesque river. This inviting space seamlessly combines the living and kitchen areas, creating a perfect environment for both relaxation and entertaining.

The flat features one generously sized double bedroom, which also boasts lovely views of the river, ensuring a tranquil retreat at the end of the day. The bathroom is well-appointed, complete with a bath and a shower over, providing both convenience and comfort.

Situated in the fashionable Kelham Island, this property is surrounded by an array of fantastic amenities, including trendy bars and restaurants, making it an exciting place to live. The area is known for its vibrant atmosphere and community spirit, offering a unique lifestyle that is hard to resist.

With a lift providing easy access to the first floor, this flat is not only stylish but also practical. Whether you are a first-time buyer or looking to invest in a rental property, this apartment presents an excellent opportunity to enjoy modern living in one of Sheffield's most sought-after locations. Don't miss the chance to make this charming flat your new home.

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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS

TENURE

This property is Leasehold with an unexpired term of 125 years from 12/12/2011 and ground rent of £** per annum.

RATING ASSESSMENT

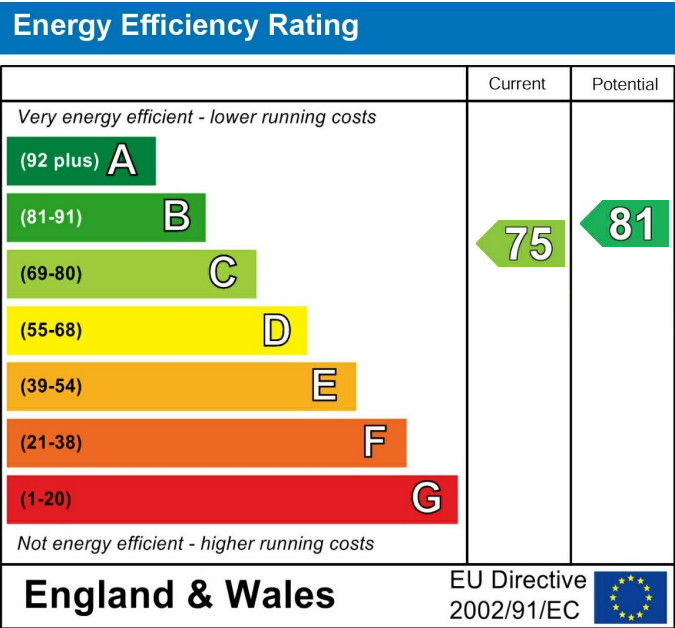
The property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





