



*The Lettings
Boutique*



Flat 12, Cardigan House Block E 1 Adelaide Lane,
Sheffield, S3 8BR



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- Perfect for x 2 sharers
- Allocated Parking Space
- Open plan communal space
- 2 x Spacious Double Bedrooms

- Fantastic location
- Newly Decorated
- Juliette Balcony
- Furnished

The Lettings Boutique are pleased to offer this newly decorated, furnished 2 bed apartment in the sought after area of Kelham Island with an allocated parking space. In close proximity of both hospitals, motorway links, transport to the City Centre and popular shops/restaurants! Kelham Island was named as one of the world's 51 coolest neighbourhoods in 2022 by Time Out!

This property is perfect for post grads, masters students or professional sharers!

The accommodation briefly comprises:

Open plan kitchen, diner, and lounge area with Juliette balcony. Kitchen appliances include integrated ceramic hob and electric oven, washer/dryer and cream retro style fridge/freezer. The lounge/dining area consists of a wooden grey dining table and chair set plus comfy sofa & coffee table.

2 x spacious double bedrooms, 1 x with double bed, bedside table & triple wardrobe, 1 x with double bed and chest of drawers. Both bedrooms have electric heaters.

Modern bathroom with over bath shower, W/C and basin.



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