



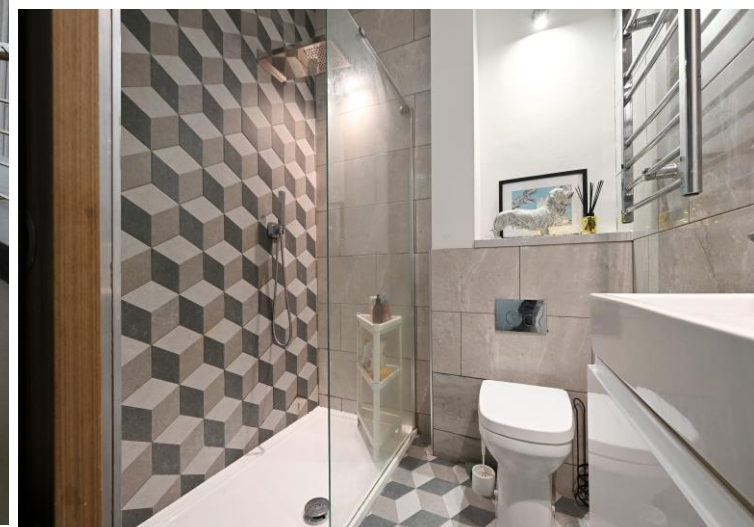


405 Kelham Works

Alma Street • Kelham • S3 8SA

Guide Price £45,000 - £50,000

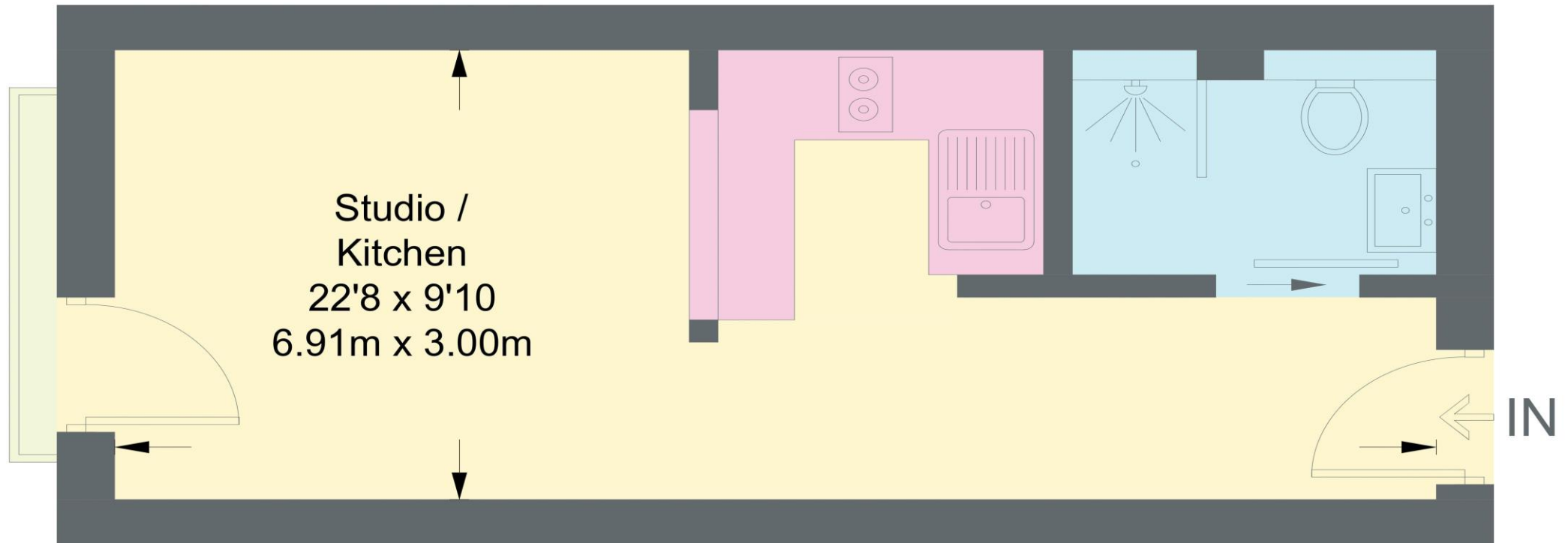
CASH OFFERS ONLY Located in the heart of trendy Kelham is a modern studio apartment on the fourth floor, which benefits from communal roof top outside terrace and far-reaching city views. Perfect location close to the city centre which features private gym for residents and onsite laundry facilities. Light and airy studio apartment presented in neutral décor with high ceilings, offering a flexible living space and modern kitchen featuring integrated oven, fridge and breakfast bar. The stylish bathroom is designed with walk in shower, WC and vanity handwash basin. Service Charge per quarter totals £576.90 and covers buildings insurance, maintenance of communal areas, heating, water and waste removal. Lease 195 years from 19/11/2018. Ground Rent is £329pa. Council Tax Band A, EPC Rating B



- Studio Apartment
- Located in the Heart of Kelham
- Kitchen/Living/Bedroom
- CASH OFFERS ONLY
- Communal Rooftop Outside Terrace
- NO ONWARD CHAIN
- Communal Laundry And Gym
- Service Charge per quarter totals £576.90
- Lease 195 years 19/11/2018, £329pa Ground Rent
- Council Tax Band A, EPC Rating B

405 KELHAM WORKS

APPROXIMATE GROSS INTERNAL AREA = 21.0 SQ M / 226 SQ FT



FOURTH FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.