# 6, Riverside

43a Mowbray Street • Kelham • S3 8EP

Guide Price £250,000 - £260,000

A superb 2 double bedroom first floor duplex apartment, offering stunning riverside views. Ideally located in popular Kelham benefiting from a fabulous private, outdoor terrace and allocated parking space.   A communal, secure intercom entry with stairs leads to a private entrance on the first floor. The apartment opens into an inner hallway providing cloakroom storage. The open plan living space is dual aspect overlooking the River Don, creating a flexible area incorporating space for a dining table, modern kitchen fitted with gloss units and integrated appliances, with adjoining lounge. A door leads direct onto a private, outdoor terrace taking full advantage of the riverside views on offer, styled with artificial lawn and hardstanding patio.   There are 2 double bedrooms, both ensuite, one is located at entry level and stairs lead to an impressive main bedroom which is equipped with made to measure built in wardrobes and filled with natural light. Mowbray Street will be of interest to both owner-occupiers and property investors wanting to take advantage of everything on offer in Kelham Island; a prospering, fashionable area with an array of bars, restaurants and coffee shops, whilst also providing access to the city centre, hospitals and the universities.

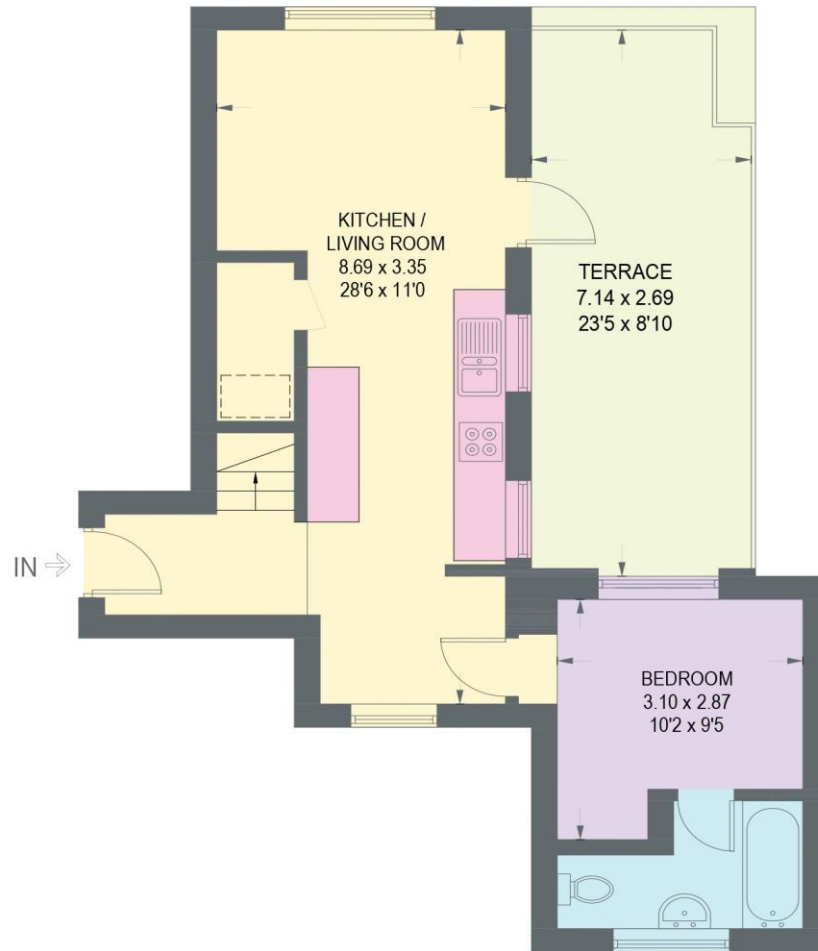Leasehold 200 years from 2012 £150 annual ground rent Service Charge £1851.00 pa NO CHAIN

- Duplex Apartment in Kelham

- 2 Double Bedrooms & 2 Bathroom

- Stunning Riverside Views

- Walking Distance of City Centre

- Light & Airy Flexible Accommodation

- Fabulous Private Outdoor Terrace

- Allocated Off Street Parking

- Leasehold 200 years from 2012 £150 pa

- Service Charge £1851.00 pa

- Council Tax band B, EPC Rating C

# 6 RIVERSIDE APARTMENTS, 43A MOWBRAY STREET

APPROXIMATE GROSS INTERNAL AREA
62.6 SQ M / 673 SQ FT

KITCHEN /
LIVING ROOM
8.69 x 3.35
28'6 x 11'0

TERRACE
7.14 x 2.69
23'5 x 8'10

BEDROOM
5.94 x 3.20
19'6 x 10'6

CAR PARKING
SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

IN ⇒

BEDROOM
3.10 x 2.87
10'2 x 9'5

**FIRST FLOOR**
**42.6 SQ M / 458 SQ FT**

**FIRST FLOOR**
**20 SQ M / 215 FT**

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