





139 Redgrave

Millsands • Sheffield • S3 8NF

Guide Price £115,000 - £120,000

A spacious, bright and airy, 2 double bedroom, 4th floor apartment close to Kelham Island and Sheffield City Centre with secure, allocated parking, key fob entry system, lift access, electric panel heating and generously proportioned open plan living/dining/kitchen. Available with no onward chain. Key fob/intercom entry allows access to the communal entrance hall where lift access takes you to the 4th floor where the apartment is located. A solid wooden door opens into the spacious entrance hallway offering a versatile area with storage cupboard housing the hot water tank. The kitchen has a range of light wood base and wall units, an integrated electric hob with extractor over, electric oven, integrated washing machine, dishwasher and fridge freezer. The open plan living area occupies a corner location filled with natural light creating a generous, flexible space. There are 2 front facing double bedrooms, both presented with neutral walls and carpet. The bathroom is partially tiled equipped with modern 3-piece white suite and overhead electric shower. Outside, there is a secure carpark with key fob entry and an allocated parking space. Millsands is ideally located for access to the bars, pubs, cafes and restaurants in the fashionable Kelham Island and Sheffield City Centre and within easy reach of the M1 motorway network. Annual Service Charge £3254.61 (23/24) Leasehold (999 years from 2001) - Ground Rent £222 pa



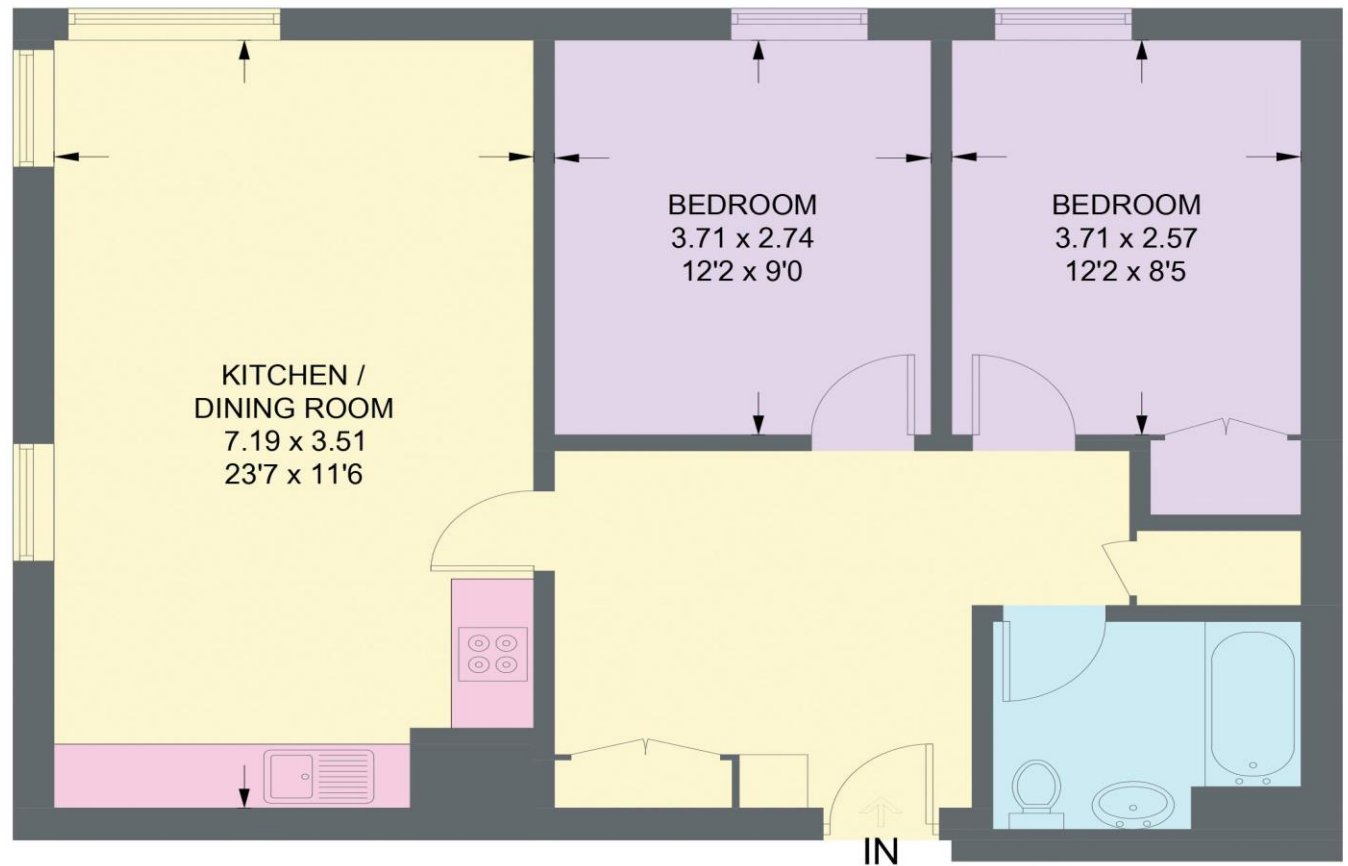
- Fourth Floor Apartment
- 2 Bedrooms
- Light & Airy Accommodation
- Spacious Open Plan Living Area
- Located Between Kelham & City Centre
- Allocated Secure Parking
- No Onward Chain
- Council Tax Band C, EPC Rating B
- Annual Service Charge £3254.61 (23/24)
- Leasehold (999 yrs from 2001) - Ground Rent £222 pa

139 REDGRAVE, MILLSANDS

APPROXIMATE GROSS INTERNAL AREA = 66.1 SQ M / 711 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



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.