







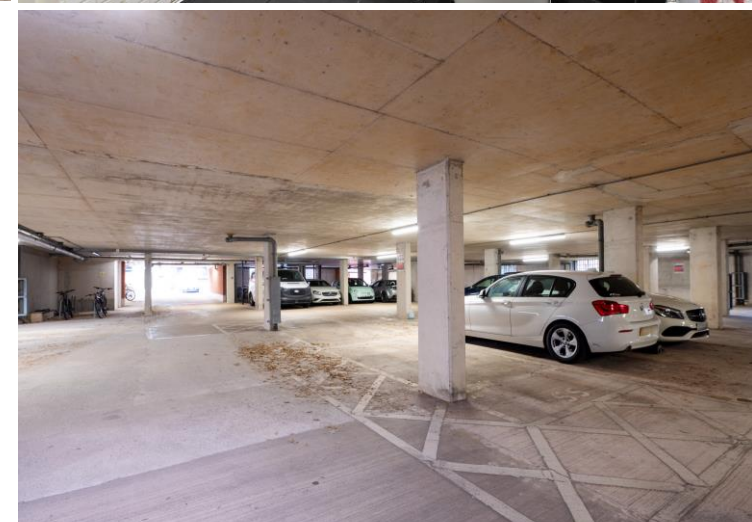
Apt 17 Rialto

1 Kelham Square • Sheffield • S3 8SD

Guide Price £160,000 - £165,000

EWS1 COMPLIANT ## A superb 3rd floor apartment with secure intercom entry system, lift access, allocated parking space with remote control entry in this sought after development in Kelham Island, S3. The property has excellent views towards the city centre from the southwest facing balcony. Enters through a secure intercom with lift access. The apartment opens into an entrance hallway fitted with a storage cupboard providing space and plumbing for a washing machine and housing the hot water tank. The open plan living/dining/kitchen is presented with neutral walls and contrasting laminate floor with sliding patio doors onto the balcony enjoying lovely views over Kelham Square and the city centre. The kitchen has a range of cream high gloss units matched with dark wood effect work surfaces and tiled splashbacks, integrated appliances include electric oven, hob and dishwasher, with space for a freestanding fridge freezer. The bedroom is generously proportioned, styled in a neutral palette and filled with natural light. A separate bathroom incorporates modern white suite, bath with shower over, WC & basin, tiled with contrasting white tiling and black slate. There is allocated secure under croft parking space and communal areas around the development. Rialto 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.





- Third Floor Apartment in Rialto
- Sought after Location in Kelham, S3
- 1 Double Bedroom
- Private Balcony
- Riverside Views
- No Onward Chain
- Secure Covered Under Croft Parking Space
- Service Charge for 2024 was £1,071.00
- Leasehold, 125 years from 2009. GR £150 pa
- Council tax Band B, EPC Rating C



17 RIALTO

APPROXIMATE GROSS INTERNAL AREA
43.8 SQ M / 471 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

