











## Cornish House, Block A Flat 31

3 Adelaide Lane • Kelham • S3 8BJ

Guide Price £170,000 to £175,000

Guide Price £170,000 - £175,000 Superb 2 double bedroom second floor apartment complemented by decked balcony and riverside views, forming part of Cornish House. Recently refurbished & beautifully presented throughout, filled with natural light courtesy of a south facing outlook. A highly sought after, gated development within popular Kelham, including allocated parking. Secure intercom communal entrance with stairs leading to the apartment located on the second floor. The apartment opens into a generous hallway with built in storage. The flexible open plan living space is filled with natural light offering riverside views and double-glazed door out onto a private decked balcony, complete with far reaching city skyline outlook. The kitchen is fitted with a range of matching units, contrasting worktops and integrated appliances including oven, electric hob and extractor with space and plumbing for further freestanding appliances. There are 2 generously proportioned doubled bedrooms, presented in neutral tones and carpet incorporating built in storage. The bathroom is equipped with 3-piece modern white suite, contrasting floor and chrome heated towel rail. Cornish House is found on Adelaide Lane in Kelham Island which is within easy reach of Sheffield City Centre with excellent transport links on its doorstep. The area has award winning restaurants and the Fat Cat pub with its award winning real ales. With easy access to the City and with local pleasant walks along the river. Leasehold Service charge £118 pcm to RMG/Places for People Council Tax Band B, EPC Rating C









- Second Floor Apartment in Cornish House, S3
- 2 Double Bedrooms & Modern Bathroom
- Recently Refurbished
- Sought After Location in Kelham Island
- Open Plan Flexible Living Space
- Decked Balcony & Riverside Views
- Secure Allocated Parking
- Leasehold 80 years left
- Service charge £118 pcm to RMG/Places for People. Ground Rent is included.

• Council Tax Band D, EPC Rating C





# 31 CORNISH HOUSE

APPROXIMATE GROSS INTERNAL AREA = 57.5 SQ M / 619 SQ FT

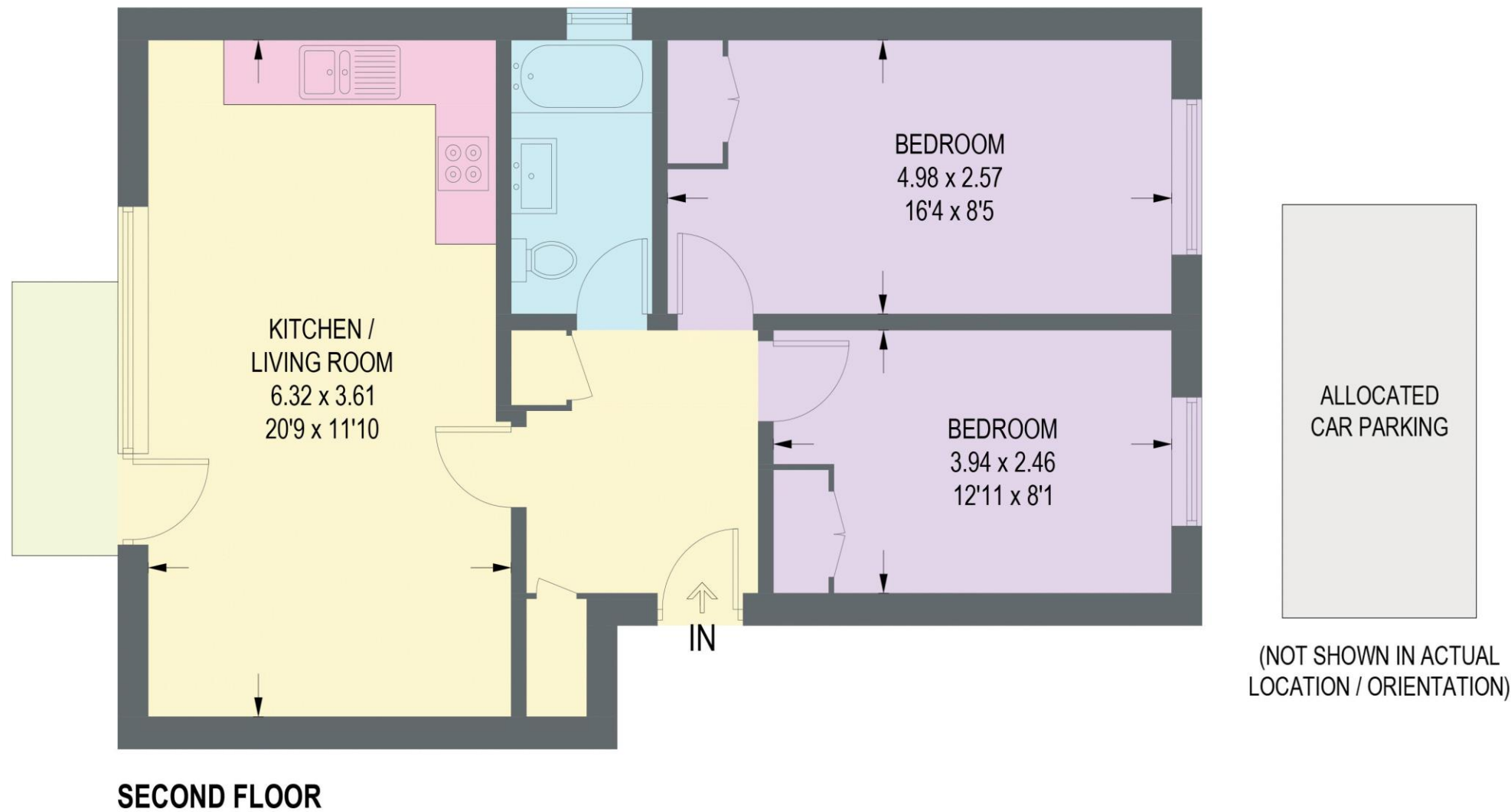


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.

