







Cardigan House Block E, Flat 17

1 Adelaide Lane • Kelham • S3 8BR

Asking Price £150,000

Superb 2 double bedroom first floor apartment complemented by stylish décor and Juliette balcony, forming part of Cardigan House. Beautifully presented throughout offering flexible accommodation filled with natural light. Benefits from triple glazing and storage heating. A highly sought after, gated development within popular Kelham, including allocated parking. All furniture and freestanding appliances available via separate negotiation. Secure intercom communal entrance offering lift access, internal and external stairs leading to the apartment located on the first floor. The apartment opens into a generous hallway with built in storage. The flexible open plan living space is filled with natural light, complemented by Juliette balcony and stylish décor. The kitchen is fitted with a range of matching units, contrasting worktops and integrated appliances including double oven/grill, induction hob and extractor with space and plumbing for further freestanding appliances and a dining table. There are 2 generously proportioned doubled bedrooms, presented in modern tones and neutral carpet. The bathroom is equipped with 3-piece modern white suite, partially tiled with chrome heated towel rail. Cardigan 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. Kelham Island has been named one of the coolest neighbourhoods in the world by TimeOut magazine, as they featured the popular urban district at No. 35 in their rundown of the most exciting districts of global cities. Within easy access to the city and with local pleasant walks along the river.

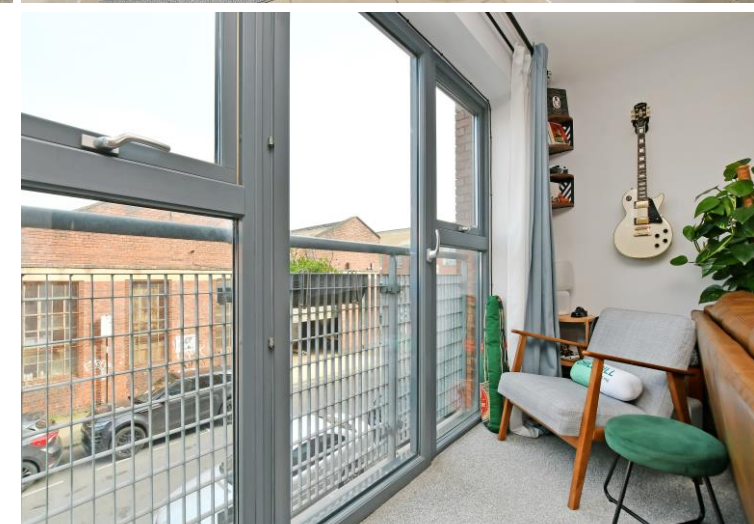




- First Floor Apartment in Kelham, S3
- Sought After Gated Development
- 2 Spacious Double Bedrooms
- Modern Kitchen & Bathroom
- Triple Glazing & Juliette Balcony

- Within Easy Reach of City Centre
- Secure Allocated Parking
- Service charge - £1,187.44-Omnia property group
- Leasehold - 179 years remaining Ground Rent - £150 / year

• Council Tax Band D - EPC Rating D





FLAT 17 CARDIGAN HOUSE

APPROXIMATE GROSS INTERNAL AREA = 60.5 SQ M / 651 SQ FT

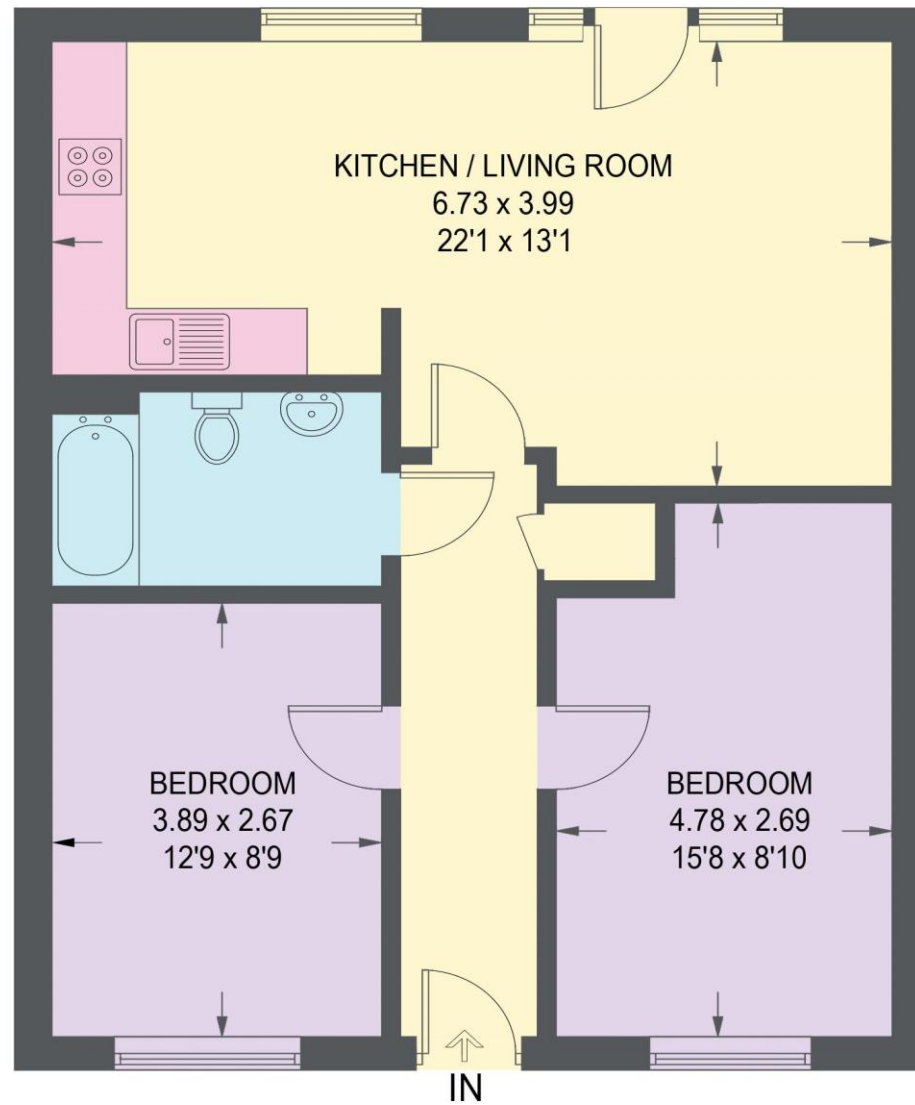


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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