





20 Cotton Mill Walk

Kelham • Sheffield • S3 8DH

Guide Price £230,000 - £240,000

A fabulous 2 double bedroom duplex, eco-friendly apartment located in the popular Little Kelham development. The property benefits from triple glazed windows, app controlled central heating with heat pads, broadband and secure car parking. The property comprises of entrance hall with WC and storage cupboard housing hot water tank and MVHR air filtration system with space and plumbing for washing machine. The flexible open plan living space is light and airy, due to floor to ceiling windows looking out over Little Kelham. The kitchen hosts a range of grey matte, contemporary wall and base units with white brick shaped tiled splash backs and integrated appliances include fridge, freezer, Zanussi electric oven and hob with overhead extractor. The ground floor features a double bedroom, presented in stylish tones and views of Kelham Museum. Stairs rise to offer a further double bedroom complemented by original arched window and built in sliding door mirrored wardrobes. The shower room is partially tiled providing a walk in rainfall shower, floating handwash basin and WC. As well as having a range of facilities to offer in Kelham, a prospering, fashionable area with an array of bars, restaurants and coffee shops, the apartment is also well placed for access to the city centre, hospitals, universities and the motorway. Leasehold 999 years from 07/07/2016 £150pa Service Charge £320ish per quarter Council Tax Band C, EPC Rating B

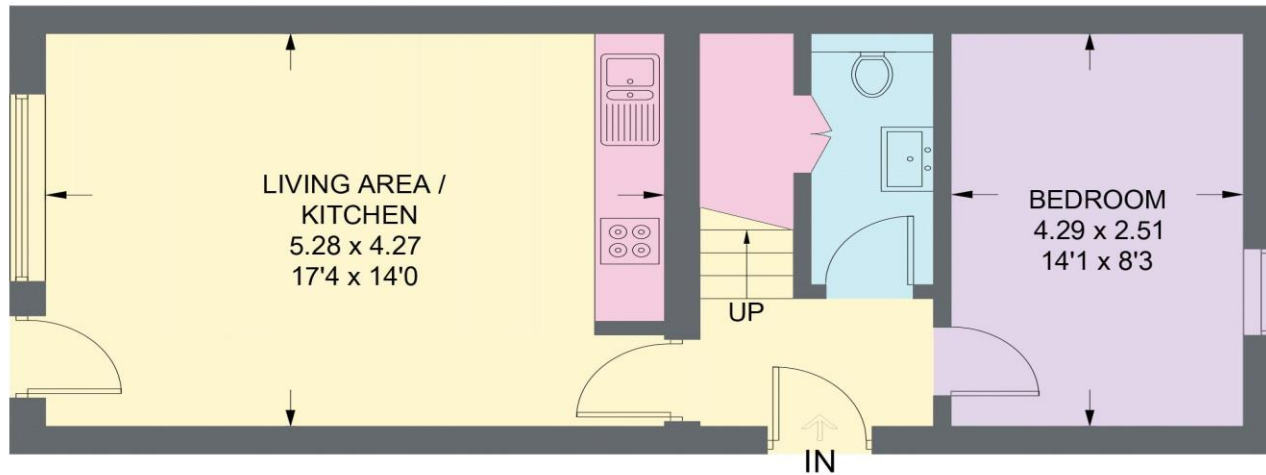


- Duplex Apartment in Little Kelham
- Eco Friendly Development
- 2 Double Bedrooms
- Integrated Kitchen Appliances
- Stylish Open Plan Dining Kitchen

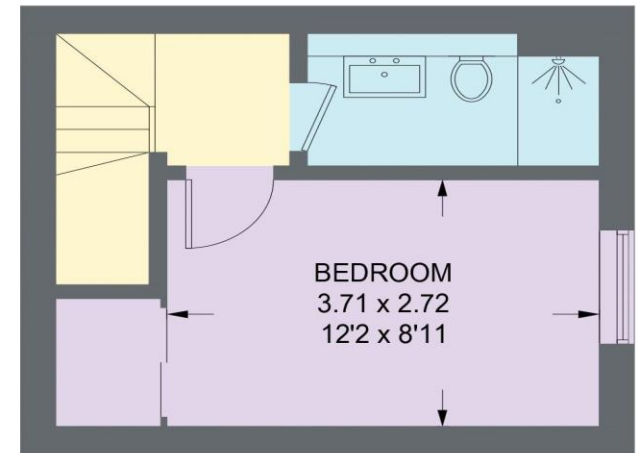
- Modern Bathroom & Ensuite
- Secure Underground Parking
- Leasehold 999 years from 07/07/2016 £150pa
- Service Charge £320ish per quarter
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APPROXIMATE GROSS INTERNAL AREA = 64.3 SQ M / 692 SQ FT



GROUND FLOOR
44.3 SQ M / 477 SQ FT



FIRST FLOOR
20 SQ M / 215 SQ FT

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

(ICMRP2025)

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.