









## Apartment 3

4 Cutlers Gardens • Kelham • S3 8FU

Asking Price £275,000

Located in the heart of Kelham is a stunning 2 double bedroom duplex apartment. Offering stylish, modern accommodation, open plan living, generous bedrooms and sought after location. Flooded with natural light, simple décor and smart home technology. Features triple glazed windows, MVHR Fresh Air System, electric heating and Scandi inspired interior design. Both Eco Friendly and energy efficient. The property enters through a secure income entry with stairs leading to a private entrance on the first floor. The entrance floor features 2 generously proportioned double bedrooms, both presented in simple, neutral décor and full height windows allowing a stream of natural light. A flexible space with bespoke Sharpe fitted walk in wardrobes in the rear bedroom. A contemporary bathroom suite is fully tiled featuring overhead rainfall shower and heated towel rail. The first floor creates a stunning, flexible open plan living space complemented by Juliette balcony, solid wood flooring and sleek, white walls. A fully integrated kitchen is designed with a range of matte units topped with contrasting quartz worktops and Bosch appliances include oven, induction hob, fridge freezer and dishwasher. Externally a private, beautifully landscaped communal garden features outdoor seating and relaxing area, a secluded quiet space, away from the hustle and bustle of Kelham Island. The development is located in the heart of thriving Kelham Island with its fantastic range of independent, cafes, restaurants and bars, and is well placed for the city centre, hospitals, universities and Supertram network.







- Two Bedroom Duplex Apartment
- Located in the Heart of Kelham
- Open Plan Living/Dining Space with Juliet Balcony
- 2 Generous Double Bedrooms
- Private Landscaped Communal Outdoor Space
- Smart Home Technology & Electric Heating
- Triple Glazed Windows, MVHR Fresh Air System
- Service Charge £1476 per annum
- Lease 999 years from 1st January 2018
- Council Tax Band C, EPC Rating B

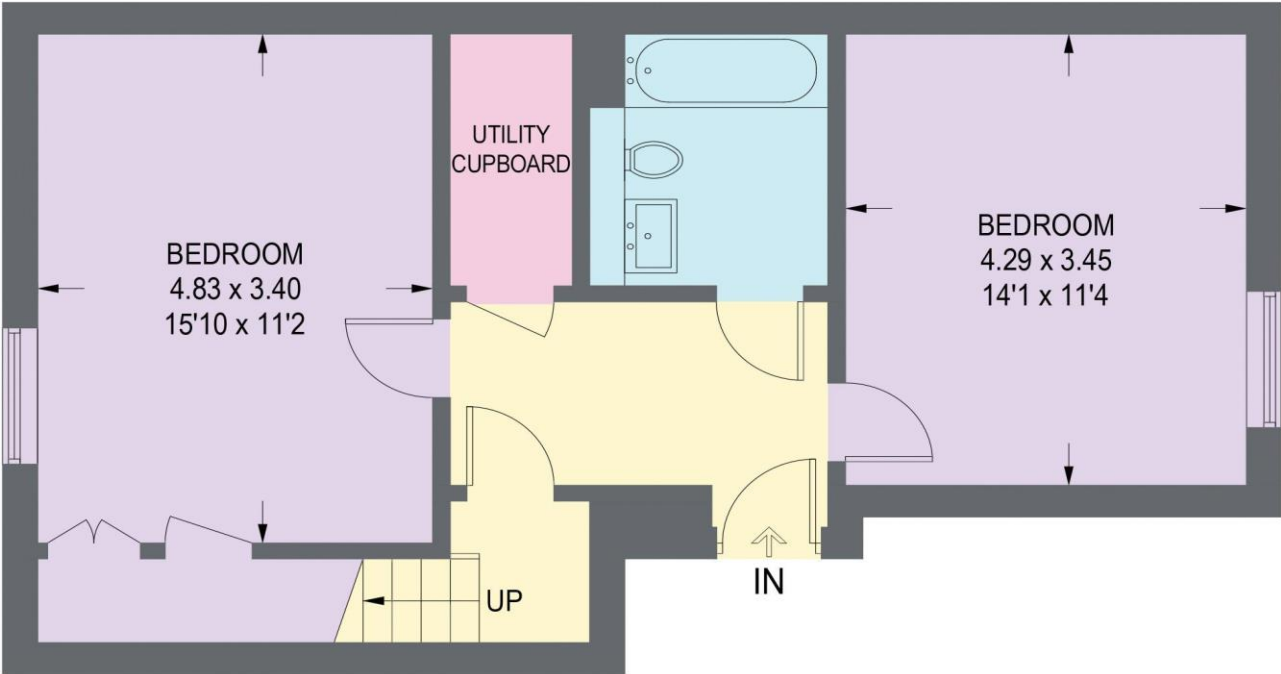






# APARTMENT 3, 4 CUTLERS GARDENS

APPROXIMATE GROSS INTERNAL AREA = 79.9 SQ M / 860 SQ FT



**FIRST FLOOR**  
**52.4 SQ M / 564 SQ FT**



**SECOND FLOOR**  
**27.5 SQ M / 296 SQ FT**

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

(IDMRP2025)

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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