







## Apartment 56 Cotton Mill

Cotton Street • Kelham • S3 8SX

Asking Price £139,950

Occupying a second floor position is a larger sized, one bedroom apartment within the sought after Cotton Mill Development. Only a short walk from the heart of Kelham, Sheffield city centre and the train station. Will be of interest to first time buyers and investors with the potential to buy as seen, incorporation all existing furniture subject to separate negotiation. Benefits from immaculate presentation in a sought-after location. The open plan design living space is filled with natural light and balcony, offering flexible area presented in a neutral palette. A contemporary sleek fitted kitchen offers a range of integrated appliances with separate utility cupboard housing the washing machine. A stylish double bedroom designed with modern wooden panelling features built in sliding mirrored wardrobes and superb ensuite shower room. The development is located in the heart of thriving Kelham Island with its fantastic range of independent, cafes, restaurants and bars, well-known favourites being Domo, the Grind Cafe and Cutlery Works. Well placed for the city centre, train station, hospitals, universities and Supertram network and only a short drive from the Peak District. Lease 997 years remaining, Peppercorn ground rent Service charge 01/12/24 – 30/11/25 is £778pa



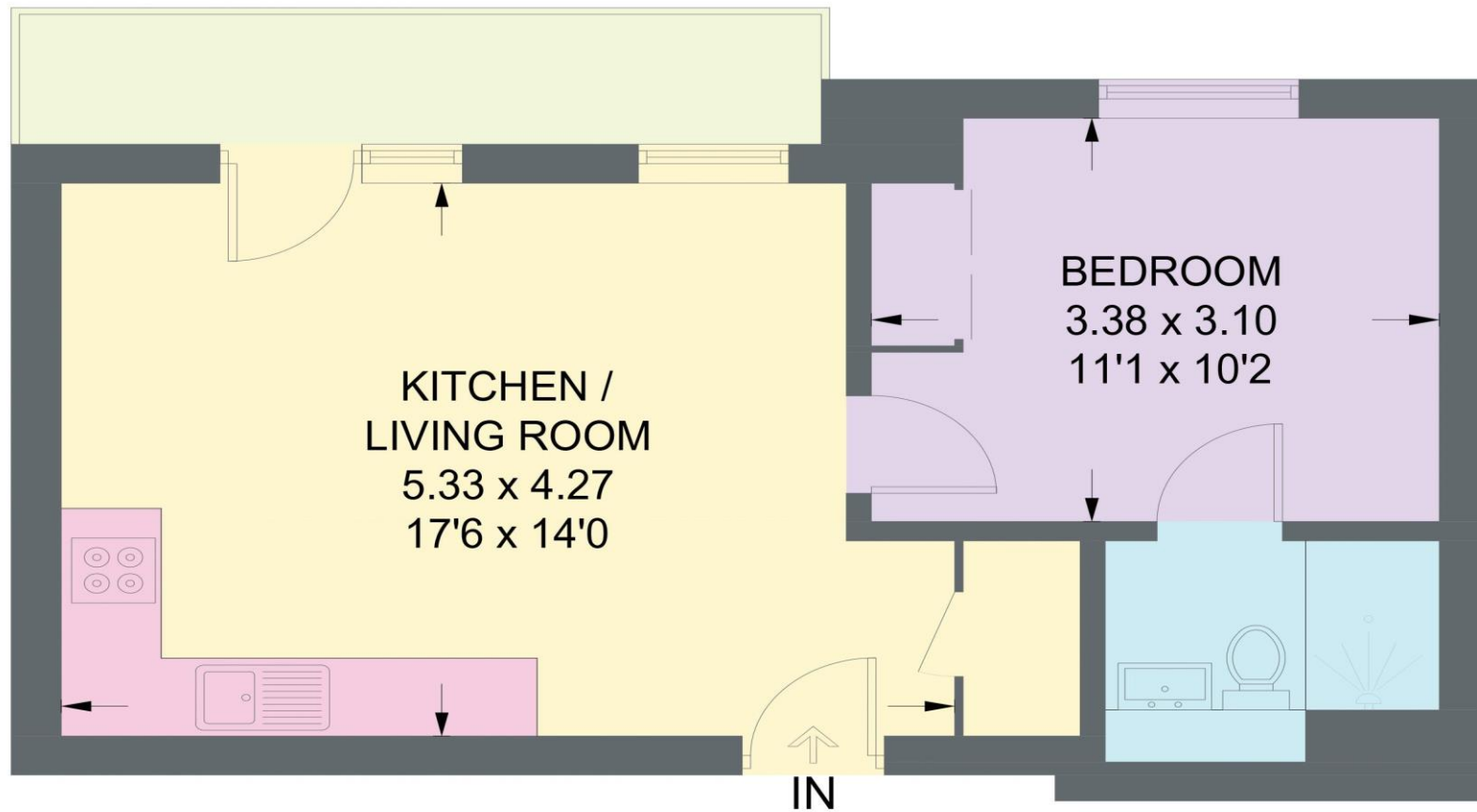
- Second / Top Floor Apartment
- Occupying an Envidable Top Floor Position
- 1 Double Bedrooms
- Open Plan Living Area & Decked Balcony
- Light & Airy Spacious Accommodation

- Stylish, Immaculate Interior
- Sought After Location in Kelham
- Walking Distance of City Centre & Train Station
- Service charge 01/12/24 – 30/11/25 is £778
- Council Tax Band B, EPC Rating C



## APARTMENT 56 COTTON MILL

APPROXIMATE GROSS INTERNAL AREA = 37.1 SQ M / 399 SQ FT



### SECOND FLOOR

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.