



HUNTERS®
HERE TO GET *you* THERE

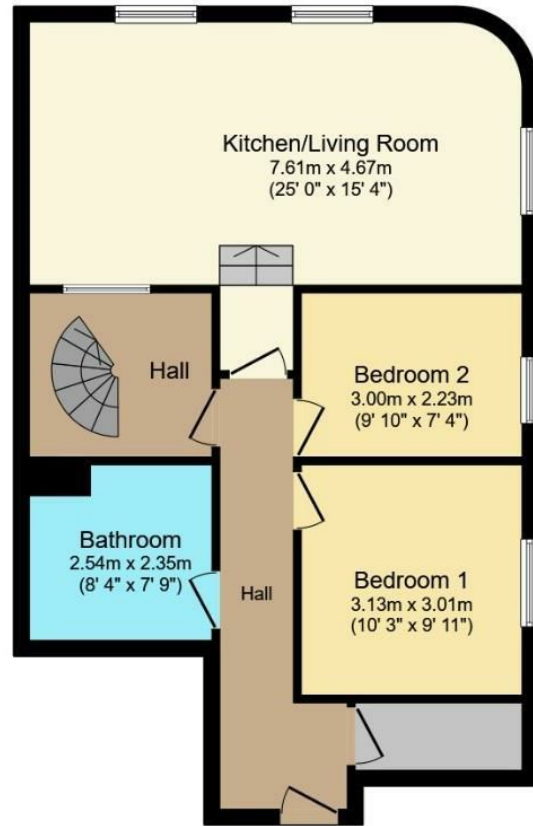
1 Borough Mews, 22 Bedford Street, Sheffield, S6 3BT

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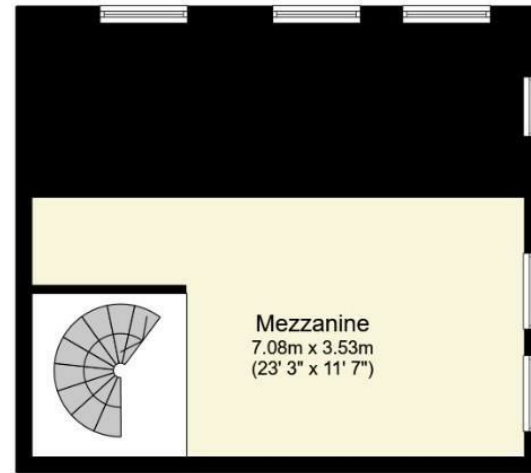
Asking Price £220,000

Hunters Hillsborough present an opportunity to purchase a much larger than average two bedroom apartment on the fringe of Kelham Island forming part of a historical converted building. This unique apartment boasts private access, a secure allocated parking space and a multi use mezzanine level, viewing is highly recommended to appreciate the size of accommodation on offer. Entry via a secure gate into the complex with the apartment door directly on your right. Entrance hallway with high ceilings and access to a supersized storage cupboard. The open plan living space occupies the rear of the property. This family sized area is baked with natural light from the super high ceilings and the benefit of the mezzanine. There's ample space for lounge and dining room furniture and comes complete with a fully fitted kitchen with an integrated dishwasher, electric oven and gas hob. Free standing appliances such as an under counter washing machine and a tall fridge freezer are available to purchase subject to further negotiations. Access to the mezzanine via a spiral staircase, this area could become an occasional bedroom or a 2nd reception room, currently used as a games/office space. Back to the ground floor, there are two good size bedrooms and the family bathroom comprising a bath, shower over bath, W/C and sink basin. The development offers communal outdoor spaces and a reserved parking space within the gated development.

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Ground Floor



Mezzanine

Total floor area 103.6 m² (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Local Area

Situated in this popular residential area, conveniently placed for excellent amenities including Supermarkets and a plethora of independent shops, bars and eateries found within the vibrant Kelham Island. Public transport links, including the Supertram Network, to the City Centre, giving access to central hospitals and Universities.

General Remarks

TENURE

This property is Leasehold with 276 years remaining at a cost of £150 per annum. Service charge £1,400.00 per annum and buildings insurance at approx £235 per annum.

RATING ASSESSMENT

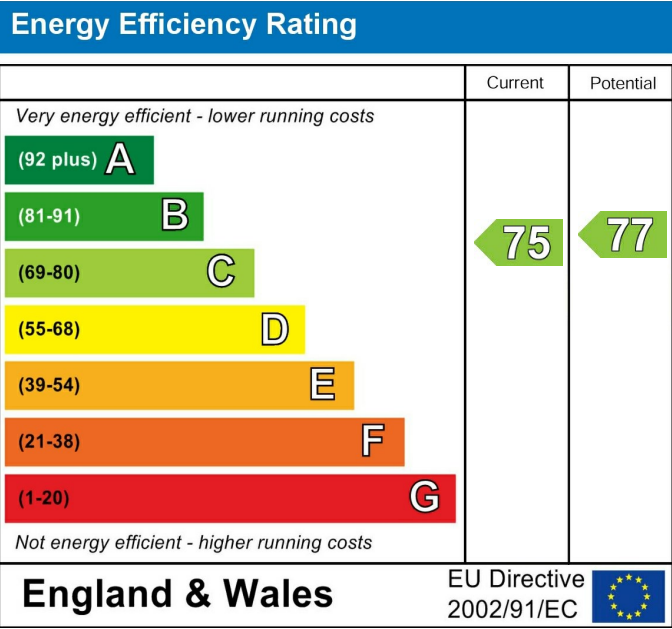
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

