



**1 Cornish Street Sheffield S6 3AR**  
**Price Guide £95,000**

# 1 Cornish Street

Sheffield S6 3AR

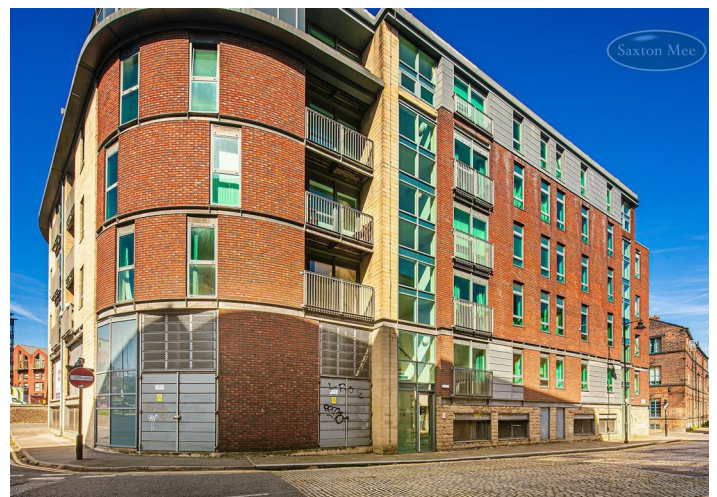
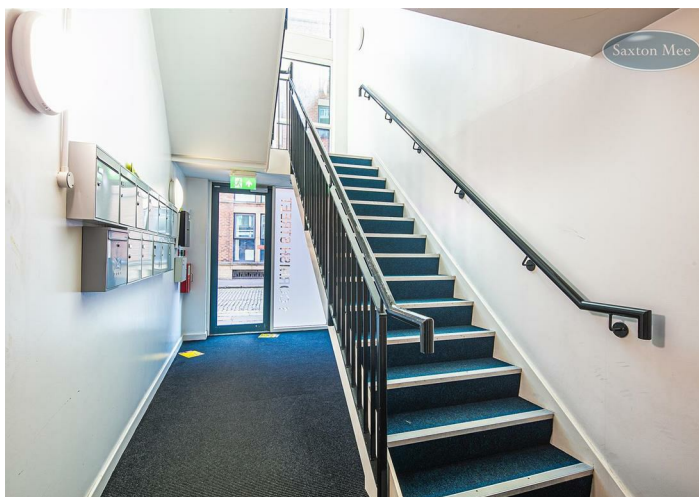
**Price Guide £95,000**

GUIDE PRICE £95,000 - £105,000 \*\* ALLOCATED UNDERCROFT PARKING SPACE \*\* FIRST FLOOR ONE BEDROOM APARTMENT \*\* Situated in the sought after area of Kelham is this one double bedroom, first floor apartment which benefits from communal garden space, allocated and visitor parking and electric heating. Located in this highly desirable and vibrant area of Kelham Island, within easy reach of local amenities, excellent transport links, hospitals and universities. The communal areas both in and outside are well maintained and there are stairs and lift access to all levels including the undercroft parking.

Neutrally decorated throughout, the living accommodation briefly comprises enter through a private entrance door into the open plan living area and kitchen. The well proportioned living area has a secure telephone intercom system and a sliding door opening to a Juliet balcony. The kitchen has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above. Storage cupboard. Access into the bedroom and bathroom. The bedroom has a large window. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- ONE DOUBLE BEDROOM APARTMENT
- FIRST FLOOR WITH STAIRS & LIFT ACCESS
- UNDERCROFT ALLOCATED PARKING SPACE & VISITOR PARKING
- OPEN PLAN LIVING AREA WITH JULIET BALCONY
- THREE PIECE SUITE BATHROOM
- WELL-KEPT COMMUNAL GARDENS
- FABULOUS LOCATION IN KELHAM
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- ACCESS TO AMENITIES, BARS & RESTAURANTS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK





## OUTSIDE

Well-kept communal gardens. Secure undercroft parking and visitor parking.

## LOCATION

Situated in the heart of this vibrant area of Kelham Island and voted one of the Top 10 hippest places to live with an abundance of wine bars, cafes, an award winning public house and walks along the River Don. Excellent public transport links. Close proximity to Sheffield City Centre, Universities and Hospitals.

## MATERIAL INFORMATION

The property is Leasehold with a terms of 125 years running from the 1st January 2005.

The property is currently Council Tax Band B.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 47.9 sq. metres (515.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus) A                                 | B |         |           |
| (81-91) B                                   | C |         |           |
| (69-80) C                                   | D |         |           |
| (55-68) D                                   | E |         |           |
| (43-54) E                                   | F |         |           |
| (31-42) F                                   | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 78      | 84        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus) A                                                     | B |         |           |
| (81-91) B                                                       | C |         |           |
| (69-80) C                                                       | D |         |           |
| (55-68) D                                                       | E |         |           |
| (43-54) E                                                       | F |         |           |
| (31-42) F                                                       | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   | 74      | 74        |
| EU Directive 2002/91/EC                                         |   |         |           |