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Apartment 69, Millau, Kelham Island, Sheffield, S3 8RN

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# Apartment 69, Millau 2 Kelham Island, Sheffield, S3 8RN

Price £210,000

|| SECURE PARKING SPACE || PRIVATE BALCONY || Located in the trendy area of Kelham Island, this fantastic two-bedroom apartment offers a perfect blend of modern living and vibrant city life. The property boasts two spacious double bedrooms, with the master bedroom featuring a convenient en-suite shower room, ensuring privacy and comfort.

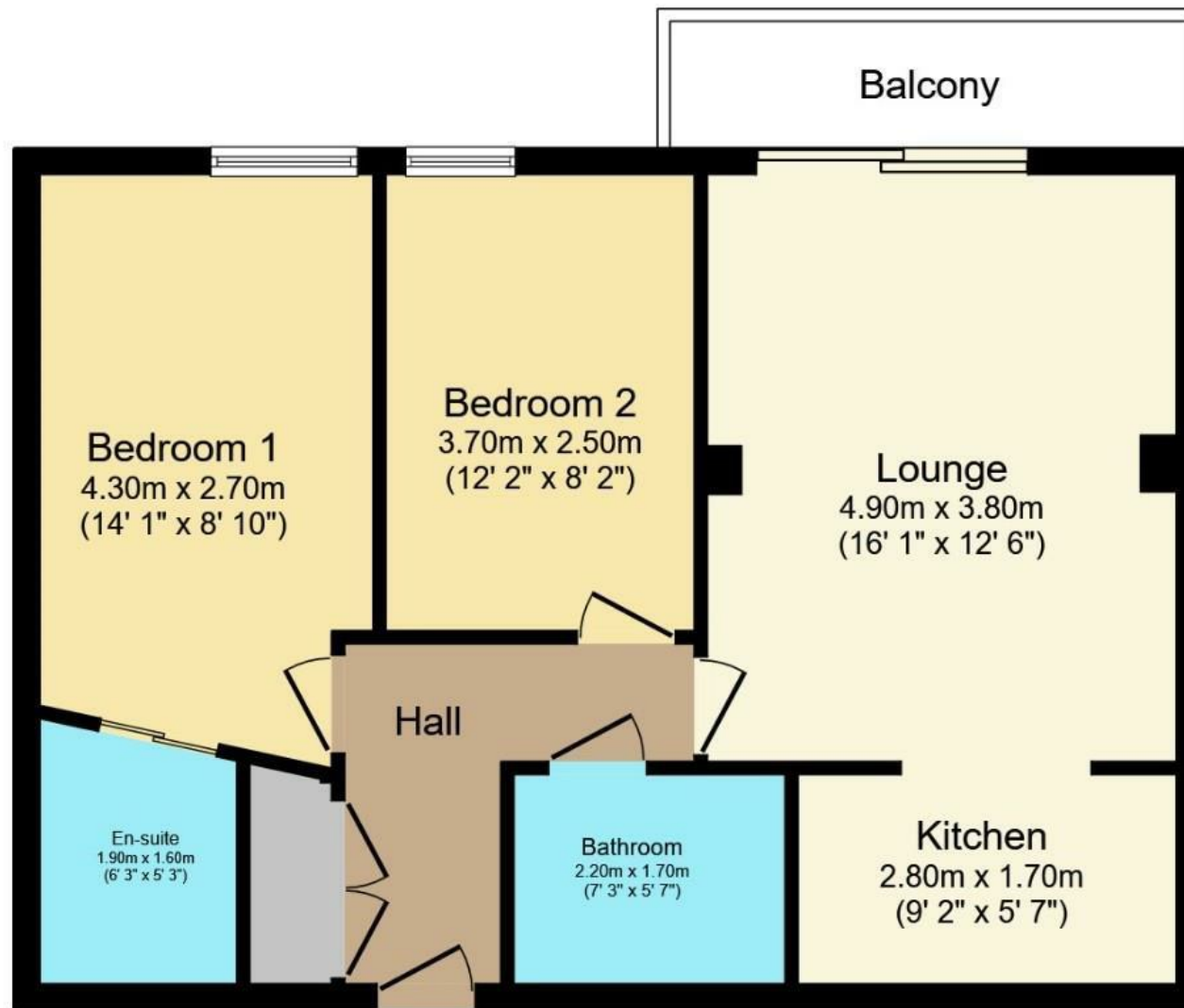
As you enter the apartment, you are greeted by a spacious entrance hallway which leads to an open-plan lounge that seamlessly connects to a contemporary kitchen, complete with essential appliances. This layout is ideal for entertaining guests or enjoying a quiet evening at home. The lounge area extends to a south-facing balcony, providing a charming outdoor seating space where you can relax and soak in the lively atmosphere of the neighbourhood.

In addition to the en-suite, the apartment includes a modern bathroom with a shower over the bath, catering to the needs of residents and guests alike. Ample storage solutions throughout the property ensure that you can keep your living space tidy and organised. The property includes a secure parking space; a premium for the area!

Living in Kelham Island means you are surrounded by an array of excellent restaurants and bars, making it a perfect choice for those who appreciate a vibrant lifestyle. This apartment is not just a home; it is a gateway to the best that city living has to offer. Whether you are a first-time buyer or looking for a stylish rental, this property is sure to impress. Don't miss the opportunity to make this modern apartment your own in one of Sheffield's most sought-after locations.

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Total floor area 60.3 sq.m. (649 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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GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 125 years from 29th September 2011 and ground rent of £200.00 per annum.

SERVICE CHARGE

There is a service charge payable of £1,690.42 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.

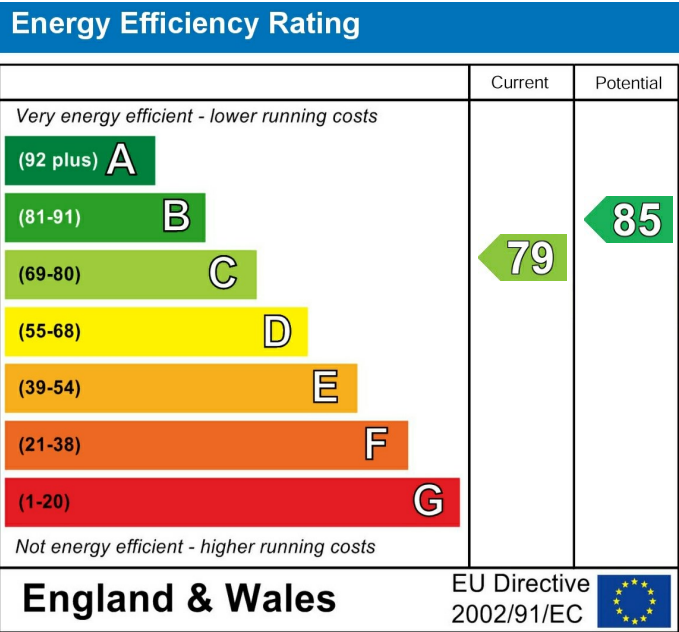
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.  
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

ANIT-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can

send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.



