







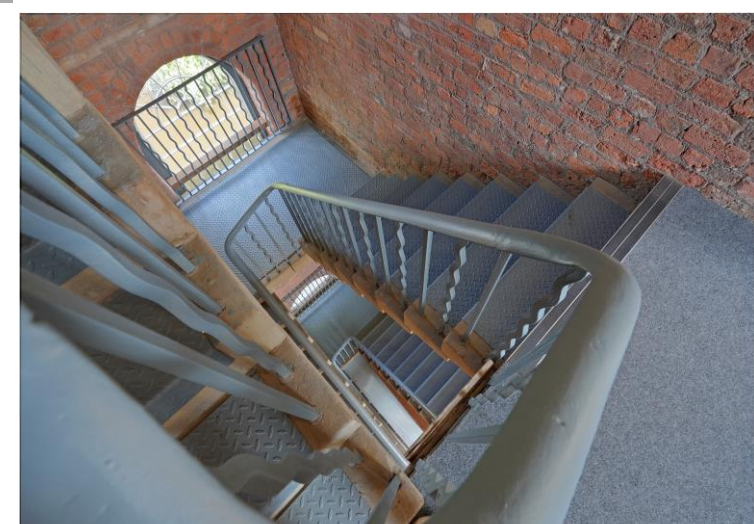
16 Cornish Place

Cornish Street • Sheffield • S6 3AF

Guide Price £275,000 - £290,000

An impressive 2-bedroom first floor apartment, within Cornish Place, a former cutlery works, in Kelham Island. Dating back to the early nineteenth century, retaining some of the industrial heritage in the city, being converted to apartments in the 1990's. A spacious, light and airy apartment with exposed brickwork and feature arched windows complemented by stylish decor, gas central heating run from a combination boiler, a security intercom, and allocated car parking space. Through a secure communal door with stairs leading to a private entrance on the first floor, is a welcoming hallway complete with separate cloakroom and 2 useful storage cupboards housing plumbing for a washing machine and the combination boiler. The stunning open plan flexible living area is dual aspect, complemented by feature arched windows retaining the character of the building and offering riverside views. The high ceiling and exposed steel honour the history of the building making the area feel spacious, light and airy. The classic shaker style kitchen featuring curved doors is fitted with quartz worktops, tiled splashbacks and integrated appliances include Zanussi oven, 4 ring gas hob and dishwasher, with space for further appliances alongside a dining area overlooking the inner courtyard. The main bedroom is generously proportioned featuring 3 focal arched windows framing the riverside views and leafy outlook. Simple neutral interior, which continues into the second bedrooms, smaller in size and overlooking Cornish Place. A modern shower room provides a walk in rainfall shower, floating hand wash basin, chrome heated towel rail and back lit mirror/anti fog. Externally, there is a block-paved courtyard with a security barrier, providing allocated car parking for one car. The development adjoins the River Don with a pleasant BBQ and picnic area. Residents have the shared use of a gym, bicycle store and guest suite at a cost of £25 per night. Kelham Island is Sheffield's fashionable, city centre village, immensely popular, and continuing to develop, with a growing number of cafes, bars, eateries, whilst also providing access links to the train station, hospitals, and the universities. Leasehold 125 years from 1999 £30 annually Annual Service Charge £2400.00 Council Tax Band C, EPC Rating C



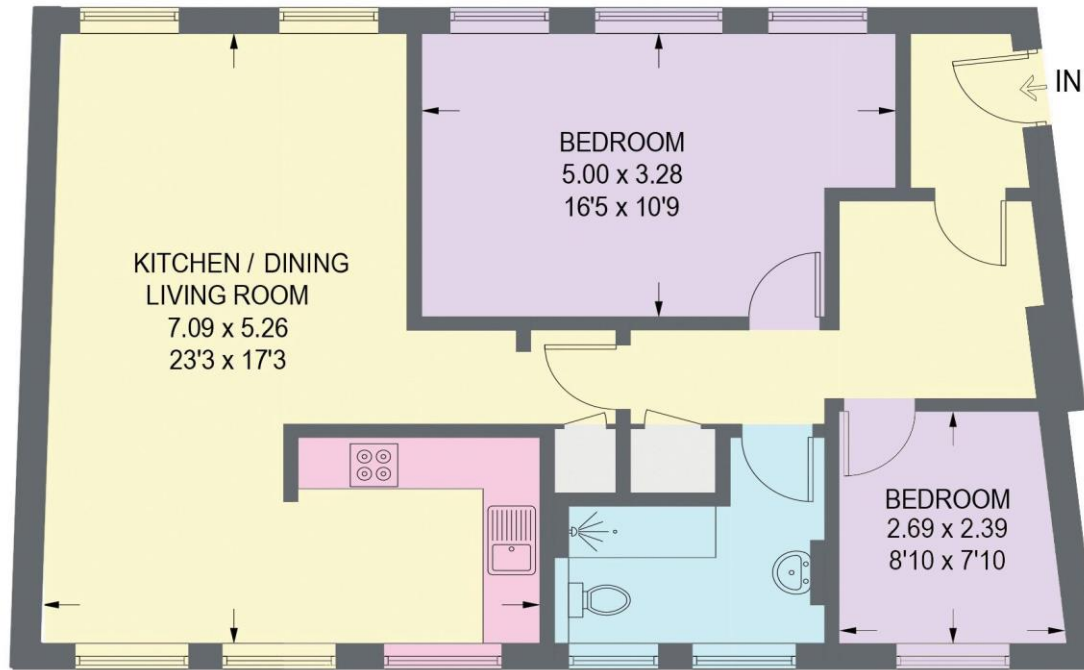


- 2 Bedroom First Floor Apartment in Kelham
- Grade II Listed Former Cutlery Works
- Industrial Charm & Modern Interior
- Light & Airy Accommodation & Riverside Views
- Communal Gym & Guest Accommodation
- Fabulous Dual Aspect Living Space
- Allocated & Visitor Parking
- Annual Service Charge £2400.00
- Leasehold 125 years from 1999 £30 annually
- Council Tax Band C, EPC Rating C



16 CORNISH PLACE

APPROXIMATE GROSS INTERNAL AREA = 74.4 SQ M / 801 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

FIRST FLOOR

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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