



Cornish Steelworks, 37 Dunn
Fields, Kelham Island, Sheffield,
S3 8AY



OIRO £115,000

- Popular Kelham Island Location
- One Bedroom
- First Floor with Balcony
- Modern Fitted Kitchen with Integrated Appliances
- Underfloor Heating
- Lift Access
- Leasehold
- EPC rating C

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Belvoir Sheffield are delighted to present this superb one-bedroom apartment, situated within the sought-after Cornish Steelworks development in the heart of Kelham Island.

Recently redecorated and offered for sale with no onward chain, this stylish apartment would make an excellent first-time purchase or investment opportunity with potential rental income of approximately £825 per month.

The property is accessed via a well-maintained communal entrance, with the apartment itself welcoming you into a spacious entrance hallway, benefiting from a secure intercom entry system and useful space for coats and shoes.

At the heart of the property is an impressive open-plan living and kitchen area, providing a bright and versatile space ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, including a dishwasher, fridge freezer, oven, hob and extractor, all of which are included within the sale. Large patio doors provide plenty of natural light and open directly onto a front-facing private balcony, offering a pleasant outdoor space.



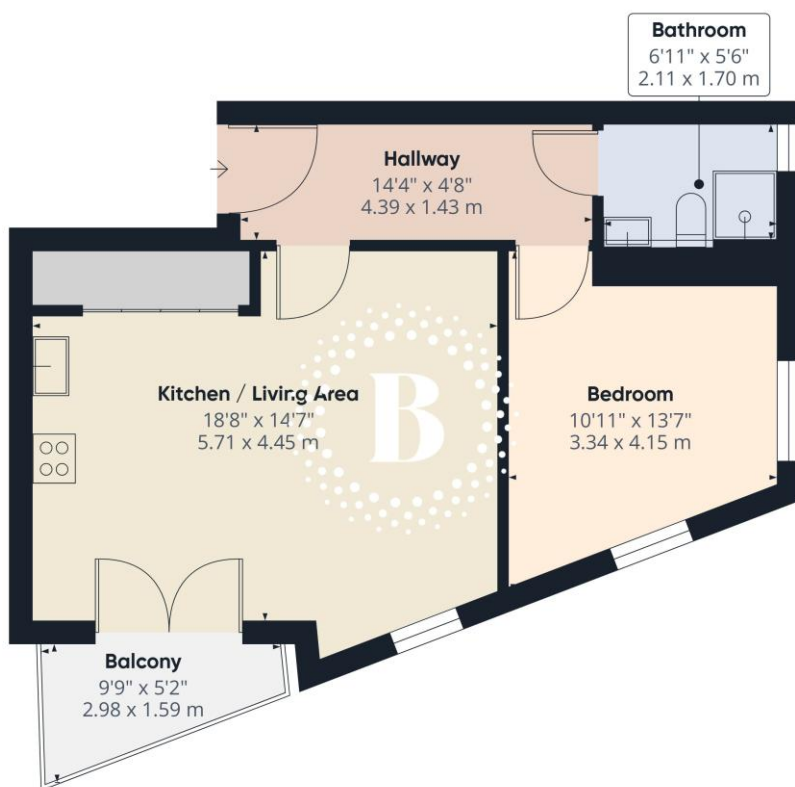
The accommodation continues with a generously proportioned dual-aspect double bedroom, which benefits from windows to two elevations, creating a particularly bright and airy room. The contemporary bathroom is fitted with an enclosed shower, wash basin, WC and heated towel rail.

Location: Cornish Steelworks is ideally positioned in the heart of Kelham Island, one of Sheffield's most popular and vibrant neighbourhoods. Renowned for its unique industrial heritage, converted mills and warehouses, Kelham Island has developed into a thriving destination with an excellent selection of independent bars, restaurants, cafes and leisure venues, many of which are within easy walking distance of the property.

Sheffield city centre is also conveniently accessible, making the property particularly appealing to both owner-occupiers and investors. The area benefits from excellent public transport connections, providing easy access to the city centre, universities, hospitals and surrounding areas.

*Remaining Lease 190 years *Ground Rent £250 Per annum *Service Charge £2256 per annum
*Council Tax Band B *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Approximate total area⁽¹⁾

513 ft²
47.6 m²

Balconies and terraces

36 ft²
3.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Belvoir Sheffield

0114 252 5215

enquiries@belvoir.co.uk