



**HUNTERS®**

HERE TO GET *you* THERE

Apartment 1, 18 Henry Street, Kelham Island, Sheffield, S3 7ER

Apartment 1 18 Henry Street, Sheffield, South Yorkshire, S3 7ER

Offers Around £90,000

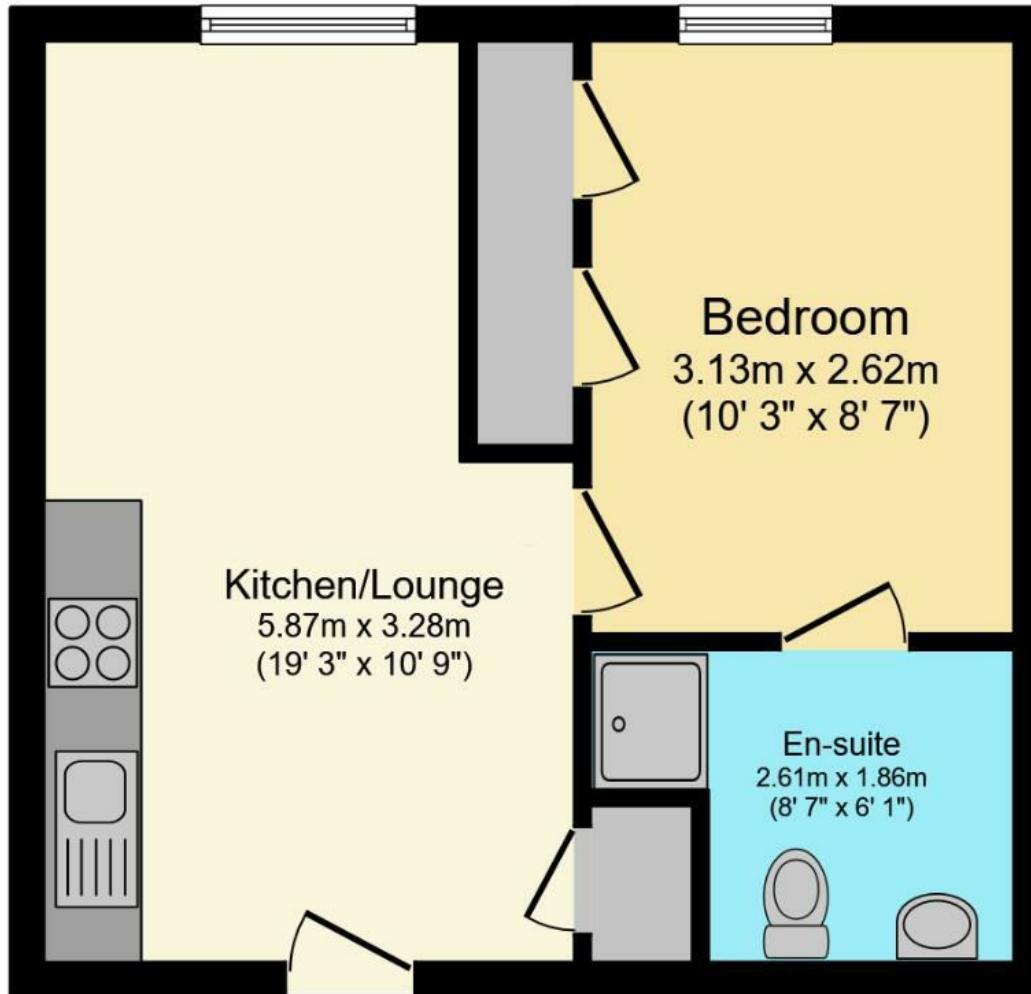
| INVESTMENT OPPORTUNITY | GROUND FLOOR | Hunters Crookes are delighted to present this one bedroom flat in the highly sought-after area of Shalesmoor. Offering a perfect blend of modern living, convenience and sold with a tenant in situ until August 2026, the property boasts a stylish design and presents the perfect investment opportunity.

Upon entering, you are welcomed into a bright and airy living space, ideal for relaxation or entertaining guests. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage units, making it a delight for any home cook. The double bedroom features features a well-appointed en suite shower room, providing both privacy and comfort.

One of the key advantages of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. Within walking distance, the desirable location of Kelham Island is renowned for its vibrant community, offering a variety of trendy bars, restaurants, and shops, all within easy reach.

This flat is perfect for someone looking for a property in a thriving area. With its modern amenities and prime location, this one-bedroom apartment is an excellent opportunity not to be missed.

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**Floor Plan**

Floor area 34.2 sq.m. (368 sq.ft.)

**Total floor area: 34.2 sq.m. (368 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

We understand the property is Leasehold with a term of 250 years from 1st October 2017 and a ground rent of £334.63.

### SERVICE CHARGE

There is a service charge payable of £1,009.91 per annum.

### RATING ASSESSMENT

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

### 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

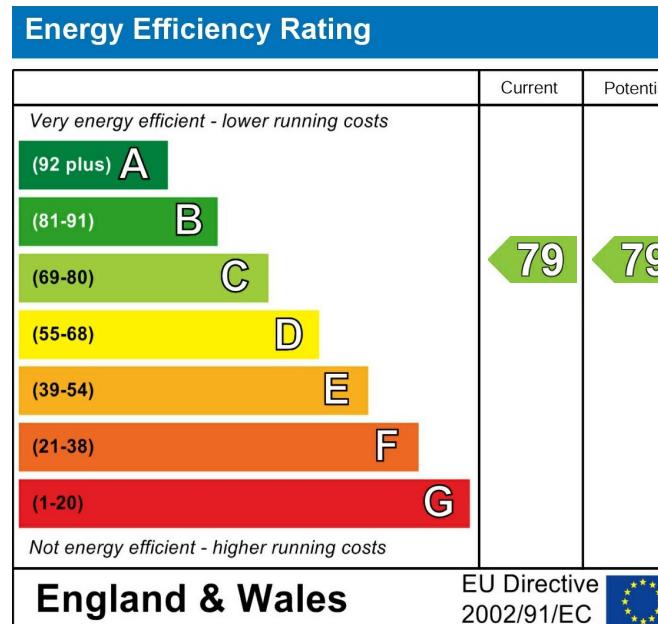
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### ANTI-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.

