



3 Green Lane , Kelham Island,
Sheffield, S3 8SJ



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OIRO £112,500

- Beautiful 2 Bedroom Apartment
- Second Floor
- Communal Courtyard
- Kelham Island
- Vacant Possession and No Chain
- Ideal first time home or Investment Property
- Leasehold
- EPC rating B

Because property is personal with...

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Belvoir Sheffield are pleased to present this spacious two-bedroom second-floor apartment in the heart of Kelham Island, offered with vacant possession and no onward chain.

Ideal for first-time buyers, downsizers or investors alike, with a potential rental income of approximately £895 PCM giving a healthy net yield of 7.4%.

Benefiting from an EWS1 Certificate with a B1 rating, this well-located apartment is within easy reach of Sheffield city centre and the area's popular bars, cafes and restaurants.



Access to the development is via a secure intercom entry system, with the apartment approached through a well-maintained communal courtyard. The accommodation briefly comprises a welcoming and spacious entrance hallway, complete with a useful storage cupboard housing the washing machine and hot water cylinder.

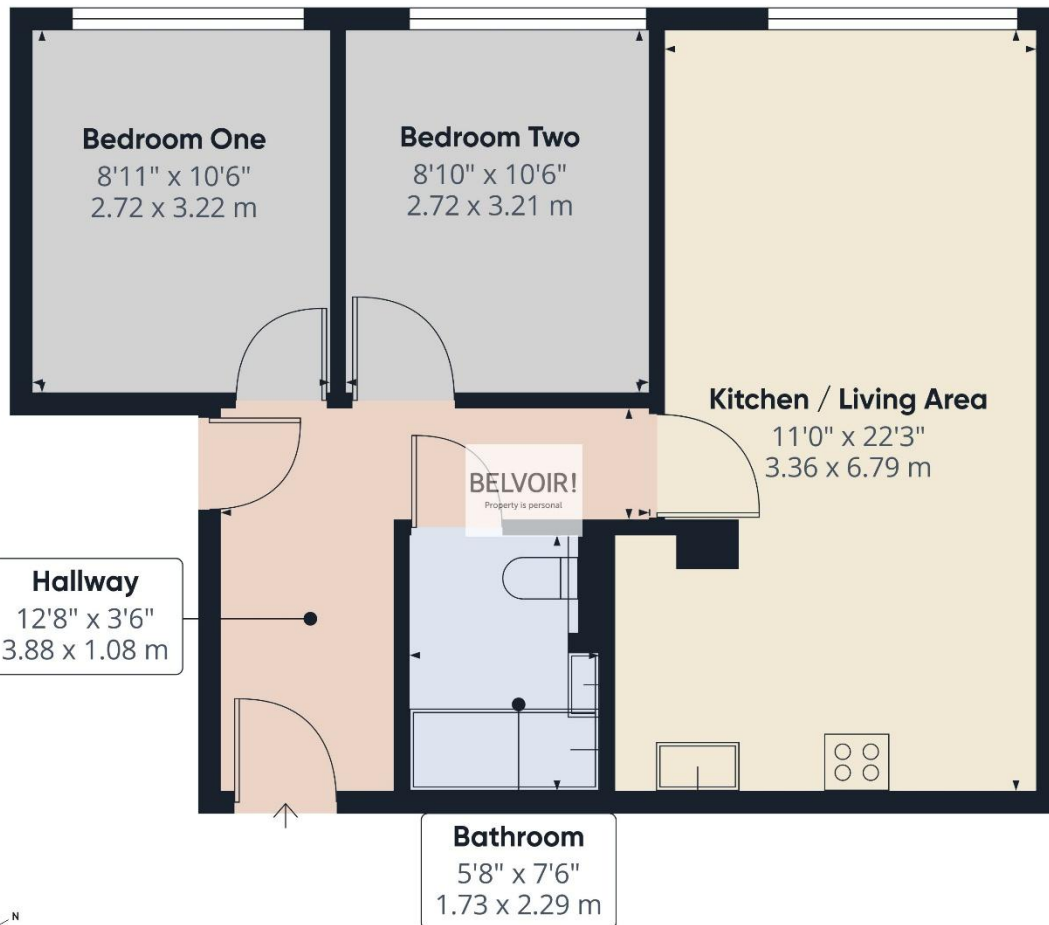
The bright and generously proportioned living room provides a comfortable space for relaxing and entertaining and opens into the modern fitted kitchen, which features a range of contemporary wall and base units, an integrated electric oven and hob with extractor hood, and ample worktop space.

There are two well-proportioned bedrooms, offering flexible accommodation for a variety of buyers, along with a family bathroom fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.

Ideally situated in the vibrant Kelham Island district, the apartment is within easy reach of Sheffield city centre and enjoys excellent access to a wide range of local amenities, including independent cafes, restaurants, bars, shops and supermarkets. Both universities, well-regarded schools and excellent public transport links are within easy reach, making this an ideal location for professionals, students and commuters alike.

Additional Information: *Lease expiry date 2129 *Service Charge £2200 per annum and Ground Rent is £200 per annum. *Council Tax Band C *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⁾
584 ft²
54.3 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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