



Rutland House
4 Adelaide Lane , Kelham
Island, Sheffield, S3 8BJ



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OIRO £150,000

- Two Double Bedrooms
- ALLOCATED PARKING SPACE
- Lease extended to 999 years
- Vacant Possession
- Popular KELHAM ISLAND
- Third Floor
- Leasehold
- EPC rating C

Because property is personal with...

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Belvoir Sheffield are delighted to offer for sale this well-presented third-floor apartment in the highly sought-after Kelham Island, offered with VACANT POSSESSION and an ALLOCATED PARKING SPACE.

Offering spacious and contemporary accommodation, the property features two double bedrooms, a generous open-plan living, dining and kitchen area with Juliet balcony and views over the River Don, modern bathroom and excellent storage.

With a potential rental income of approximately £995pcm, the property is an attractive opportunity for both owner-occupiers and investors.



The accommodation briefly comprises a welcoming entrance hallway with intercom system and storage cupboard housing the hot water cylinder. The impressive open-plan living, dining and kitchen area provides a fantastic space for modern living, with the Juliet balcony enjoying views over the River Don. The contemporary kitchen is fitted with a range of wall and base units, integrated oven, hob and extractor, with a freestanding fridge freezer and washing machine also included.

There are two generously sized double bedrooms and a modern family bathroom fitted with a bath and shower over, WC, wash basin and chrome heated towel rail.

Further benefits include allocated parking, electric heating, lift access and neutral decor throughout.

Kelham Island is one of Sheffield's most popular and vibrant areas, offering a fantastic selection of independent cafes, bars, restaurants and local amenities. The property is also conveniently located for Sheffield city centre, universities, hospitals and excellent public transport links.

An excellent opportunity in a highly desirable location. Early viewing is highly recommended.

*Remaining Lease 999 years *Service Charge including Ground Rent £1566.72 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.

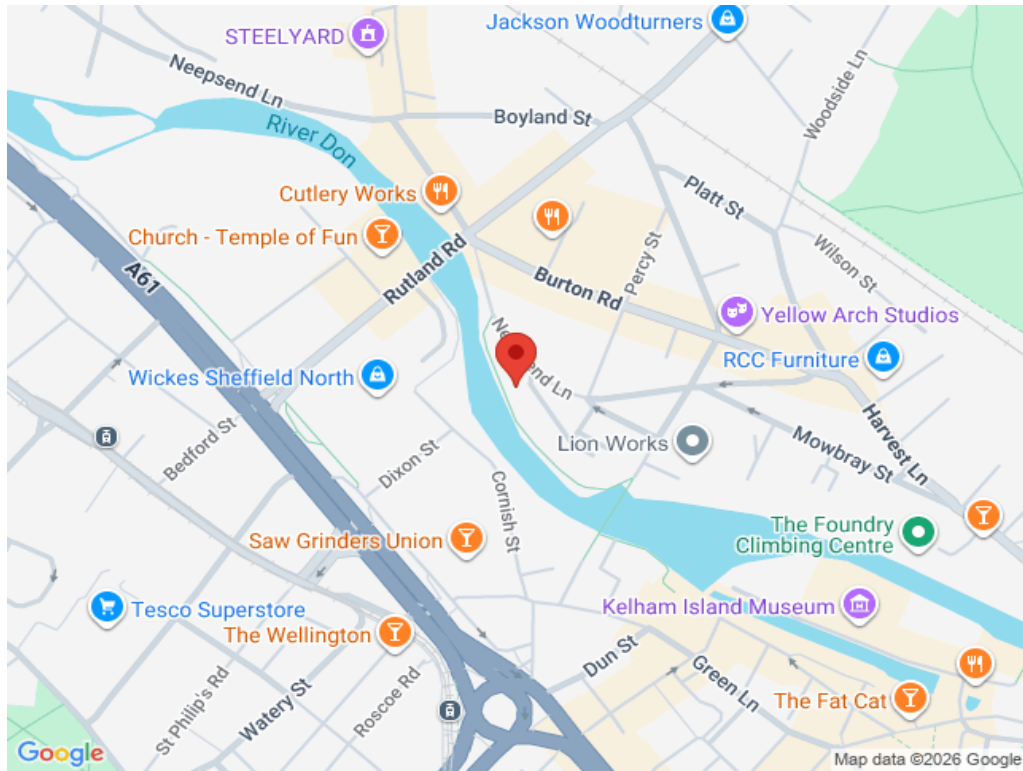


Approximate total area⁽¹⁾
636 ft²
59.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Belvoir Sheffield

0114 252 5215
enquiries@belvoir.co.uk