



46 Cornish Place Cornish Street, Sheffield, S6 3AF

Saxton Mee

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Guide Price

£260,000

GUIDE PRICE £260,000–£270,000

A truly unique and characterful one-bedroom apartment, forming part of the impressive Cornish Place development in the heart of Kelham Island. Offering approximately 1,047 sq ft of accommodation, the property combines generous proportions with striking original features and an incredibly versatile mezzanine level.

The real highlight is the superb open-plan living space, where high ceilings, exposed brickwork and substantial timber beams showcase the building's industrial heritage. The generous living and dining area provides plenty of room for both relaxing and entertaining, while the contemporary fitted kitchen sits neatly within the space with a good range of units and integrated appliances.

On the ground floor is the principal bedroom, currently utilised as a home office, alongside a modern bathroom and welcoming entrance hallway.

A staircase rises from the main living area to an impressive mezzanine level, currently used by the owners as their main bedroom. This substantial additional space offers fantastic flexibility and could provide occasional second bedroom accommodation, a further living area, home office or studio depending on the buyer's requirements. Exposed roof timbers and views over the living space give this level a particularly distinctive feel.

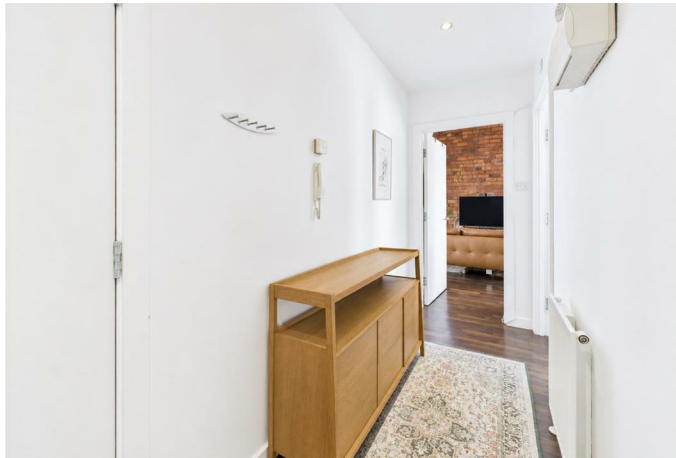
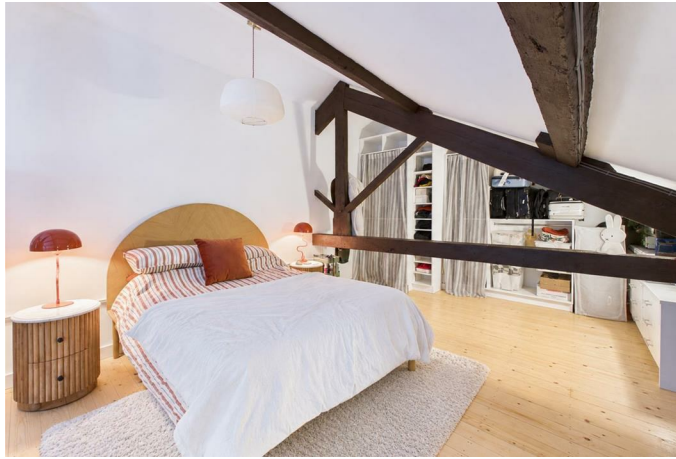
Externally, the apartment benefits from allocated parking, while residents also have access to an on-site gym. The attractive communal courtyard and handsome red-brick architecture further add to the appeal of this landmark development.

Situated in the heart of Kelham Island, the property is perfectly placed for the area's excellent selection of independent bars, restaurants, cafés and shops, with Sheffield city centre, universities and hospitals all within easy reach.

A fantastic opportunity for buyers looking for something a little different, combining space, character and flexibility in one of Sheffield's most popular neighbourhoods.



- Unique and characterful one-bedroom apartment
- Versatile mezzanine with second bedroom potential
- Approximately 1,047 sq ft of spacious accommodation
- Impressive open-plan living and dining space
- Striking exposed brickwork and original timber beams
- Contemporary fitted kitchen with integrated appliances
- Allocated parking space
- On-site residents' gym
- Prime Kelham Island location
- Excellent independent bars, restaurants, cafés and shops nearby





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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