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Apartment 78, Great Central 2 Chatham Street, Sheffield, S3  
8FH

# Apartment 78, Great Central 2 Chatham Street, Sheffield, S3 8FH

Asking Price £105,000

| LIFT ACCESS | NO ONWARD CHAIN | Nestled in the vibrant area of Great Central, Kelham Island, this modern apartment offers a perfect blend of contemporary living and urban convenience. Recently built in 2020, the property boasts a stylish design and is ideal for those seeking a comfortable home in a sought-after location.

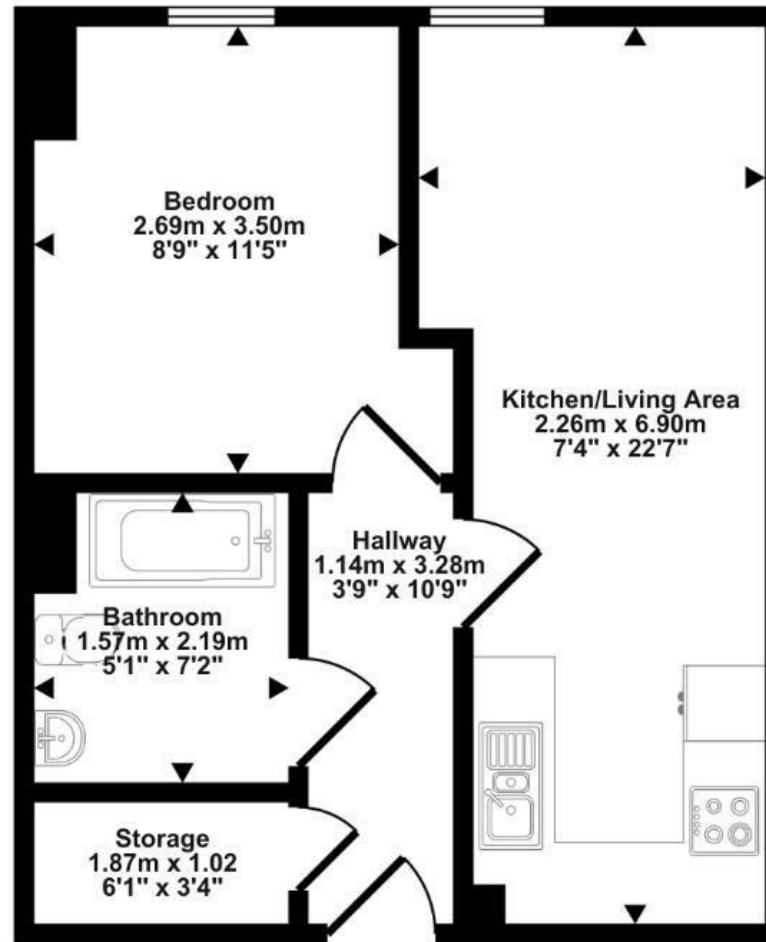
The apartment features a well-proportioned open plan reception room, that provides a welcoming space for relaxation and entertaining. The double bedroom is spacious and filled with natural light, creating a serene retreat for rest. The bathroom is modern and equipped with all necessary amenities, ensuring a pleasant experience for residents and guests alike.

One of the standout features of this property is the lift access, which adds an extra layer of convenience, particularly for those who may prefer to avoid stairs. The surrounding area is bustling with local bars, restaurants, and shops, making it an excellent choice for those who enjoy a lively atmosphere and easy access to amenities.

With no onward chain, this apartment presents a straightforward opportunity for buyers looking to move in without delay. Whether you are a first-time buyer, a professional seeking a city base, or an investor looking for a prime rental opportunity, this property is sure to impress. Embrace the modern lifestyle in the heart of Kelham Island, where comfort and convenience await.

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Approx Gross Internal Area  
38 sq m / 411 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



**GENERAL REMARKS**

**TENURE**

This property is a Leasehold with a term of 250 years from 1st January 2019 and a ground rent of £150.00 per annum. There is a service charge of £1,025.23.

**RATING ASSESSMENT**

The property is assessed for Council Tax purposes to Band B.

**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.

**RATING ASSESSMENT**

The property is assessed for Council Tax purposes to Band A.

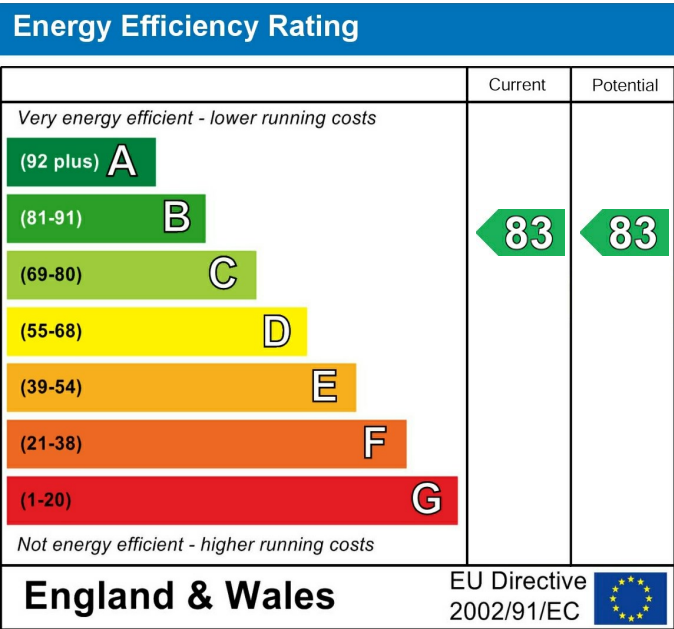
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**ANTI-MONEY LAUNDERING CHECKS**

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.

