

Saxton Mee



Chatham Street Sheffield S3 8FH
Offers Around £170,000



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**** TWO DOUBLE BEDROOM FOURTH FLOOR APARTMENT ** CHAIN FREE **** Located in the sought after development of Great Central, Kelham Island, is this two double bedroom, two bath/shower room fourth floor apartment which offers a delightful blend of comfort and convenience. Built in 2021, the property boasts a contemporary design that is sure to appeal to those seeking a stylish urban lifestyle. There is a communal access and lifts to all levels.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a private door into the entrance hall with storage and access into the kitchen, the two bedrooms and the bathroom. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above, fridge and freezer. The kitchen flows into the living area with floor to ceiling windows making this a bright and airy space. The principal bedroom has the added advantage of an en suite shower room with a chrome towel radiator, WC and wash basin. The main bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

This apartment is an excellent opportunity for first-time buyers, investors, or anyone looking to enjoy the best of urban living in Sheffield. With its modern amenities and prime location, it is not to be missed.

Situated in a lively neighbourhood, residents will find themselves just a stone's throw away from an array of bars, restaurants, and shops, making it an ideal location for those who appreciate the buzz of city life.

- NO ONWARD CHAIN
- FOURTH FLOOR APARTMENT
- LIFT TO ALL FLOORS
- TWO BEDROOM
- TWO BATH/SHOWER ROOM
- OPEN PLAN LIVING KITCHEN
- FLOOR TO CEILING WINDOWS
- VIEWS OVER SHEFFIELD





LOCATION

Located in Kelham Island, Sheffield's only urban village, Dun Fields occupies a prominent position in the City's most exciting, up-and-coming neighbourhood. Kelham Island has been named as one of the top ten coolest locations in Britain. The former industrial area has been reinvented as one of the UK's hippest areas - and its revival has previously earned it eighth spot in Travel Supermarket's Hip Hangout Neighbourhood Index, which showcases the most up-and-coming neighbourhoods in the UK and Europe. Boasting many bars and restaurants including the award winning Grind Café, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynkl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to Sheffield City centre, train station, main hospitals, universities and motorway network making this area extremely popular with young professionals.

MATERIAL INFORMATION

The property is Leasehold with a term of 250 years running from the 1st January 2019. The property is currently Council Tax Band C.

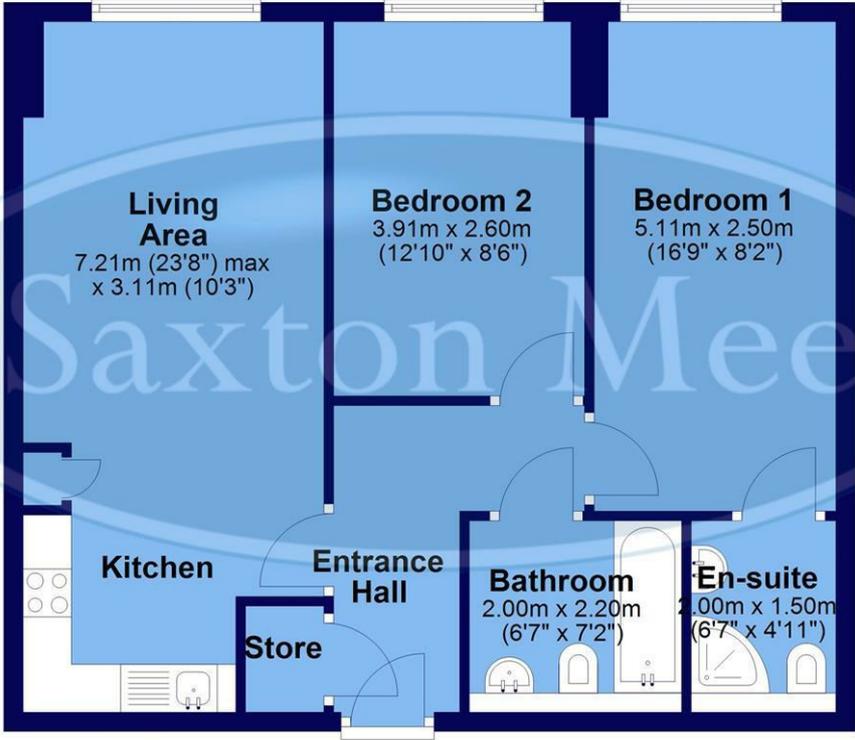
VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Approx. 60.6 sq. metres (652.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 81 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |