



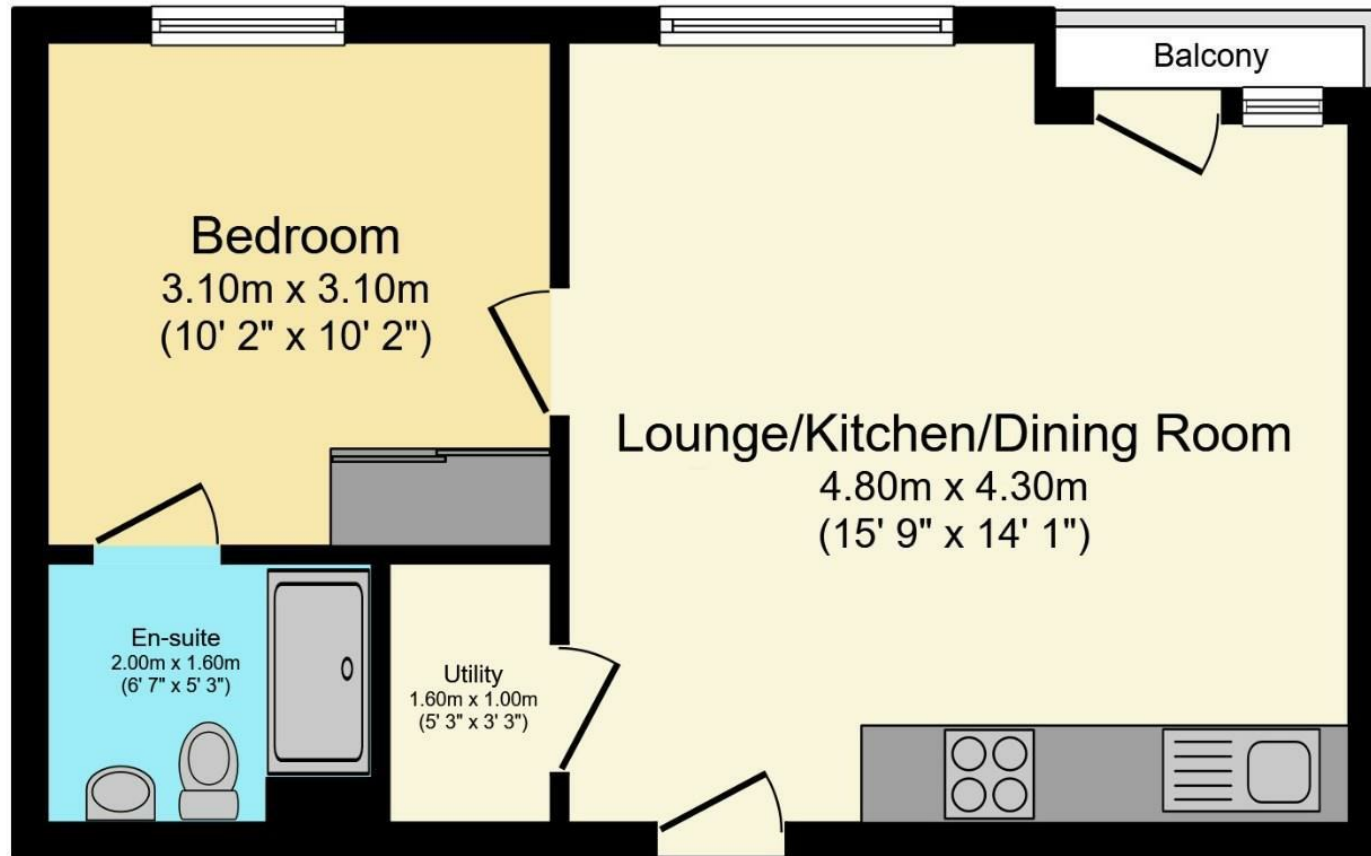
HUNTERS[®]
HERE TO GET *you* THERE

Apartment 69, Cotton Mill, Cotton Street, S3 8SX

Asking Price £140,000

Hunters Hillsborough are delighted to present a stunning one double bedroom 3rd floor apartment with a good size balcony situated in the heart of Kelham Island. This impressive development offers the remainder of a 10 year new homes warranty and is offered for sale with no onward chain, viewing is highly recommended. Appealing to first time buyers or investors alike, the furniture is available subject to further negotiations. Entry via secure intercom from street level with lifts to all floors. Superb contemporary open plan living space, bright and spacious with a balcony from the lounge. Fully fitted kitchen with a range of wall and base units featuring an electric oven and hob, dishwasher and fridge freezer. Utility cupboard housing the boiler and washing machine. Door through to the ensuite double bedroom with an almost floor to ceiling window and a built in wardrobe. The ensuite features a walk in shower, W/C and sink basin.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Floor Plan

Floor area 37.5 sq.m. (403 sq.ft.)

Total floor area: 37.5 sq.m. (403 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

LOCAL AREA

Situated in the heart of Kelham Island arguably one of Sheffield's most popular districts, offering an abundance of wine bars, independent cafes, public houses, restaurants and walks along the River Don. Excellent public transport links to the city centre and motorway network.

GENERAL REMARKS

TENURE

This property is Leasehold with 996 years remaining, the lease is a peppercorn rent. Service charge is £798 and buildings insurance is £297. Combined about £1095.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

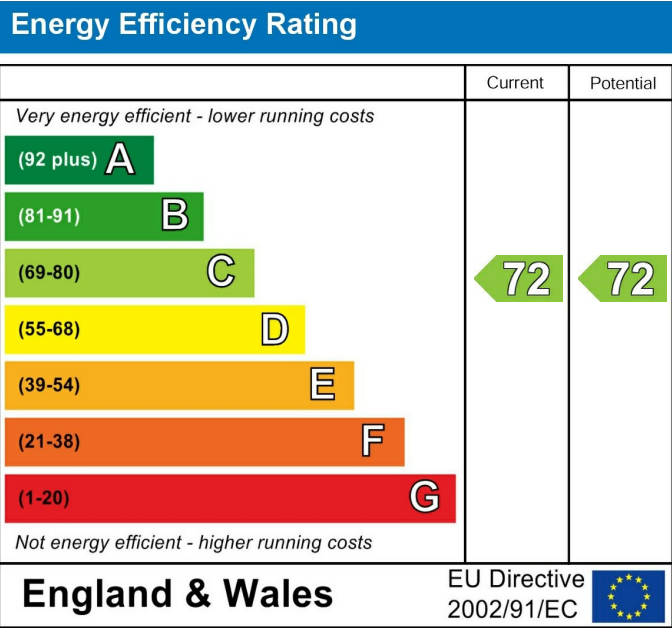
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirement

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.

