



**HUNTERS**<sup>®</sup>  
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22 Cardigan House Adelaide Lane, Kelham Island, Sheffield,  
S3 8BR

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Asking Price £110,000

| ONE DOUBLE BEDROOM | KELHAM ISLAND LOCATION | Welcome to Cardigan House, Sheffield - a charming location in the heart of the highly sought-after Kelham Island area. This delightful one-bedroom first-floor purpose-built apartment is a gem waiting to be discovered.

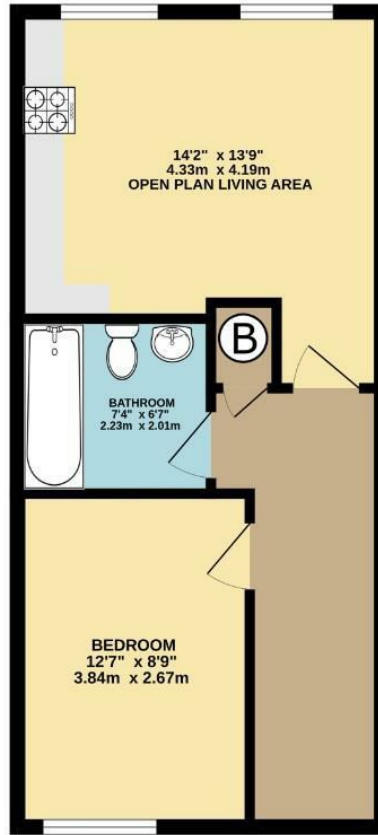
As you step into this property, you are greeted by a cosy reception room that offers a perfect space to relax and unwind. The bedroom is spacious and provides a peaceful retreat after a long day. The bathroom is modern and well-maintained, offering both style and functionality.

Built in 2007, this flat boasts a contemporary feel while being situated in a vibrant and historic area. Kelham Island is renowned for its trendy cafes, restaurants, and proximity to the picturesque River Don, making it a desirable location for those seeking a blend of urban living and natural beauty.

Whether you are looking for a place to call home or considering an investment opportunity, this property offers great rental potential. With no onward chain, the process of making this apartment your own is made even smoother.

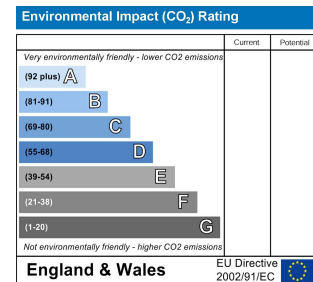
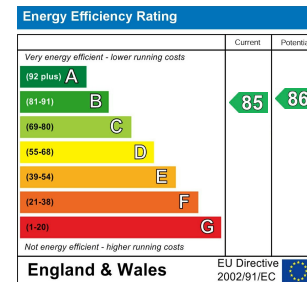
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 197 years from 19th December 2007 and a ground rent of £100.00 per annum.

### SERVICE CHARGE

We understand there is an annual service charge of £1,173.09.

### RATING ASSESSMENT

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

### VACANT POSSESSION

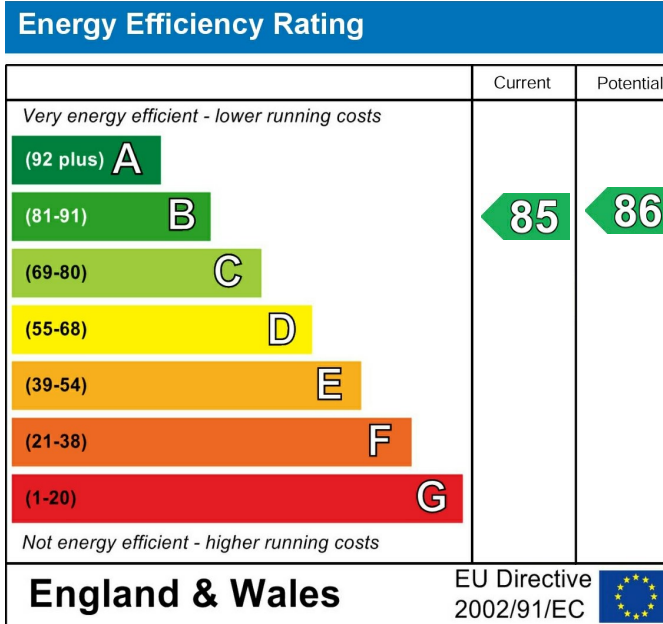
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### 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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.









