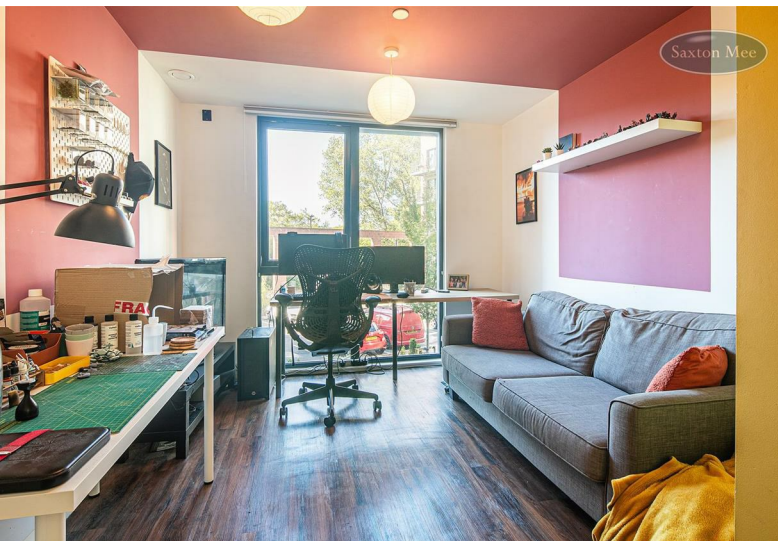




Chatham Street Sheffield S3 8FG
Offers In The Region Of £100,000

Chatham Street

Sheffield S3 8FG

Offers In The Region Of £100,000

A well-presented one-bedroom apartment situated within the sought-after Great Central development in the heart of Kelham Island, one of Sheffield's most vibrant and desirable neighbourhoods. Ideal for a first time buyer.

The apartment occupies a second-floor position to the front of the building, with first-floor level access to the rear, and is set within well-maintained communal grounds. Residents benefit from a secure communal entrance with both lift and stair access.

A private entrance door opens into a hallway featuring a secure telephone intercom system.

The heart of the apartment is the open-plan living and kitchen area. The lounge benefits from a large front-facing window, allowing plenty of natural light into the room.

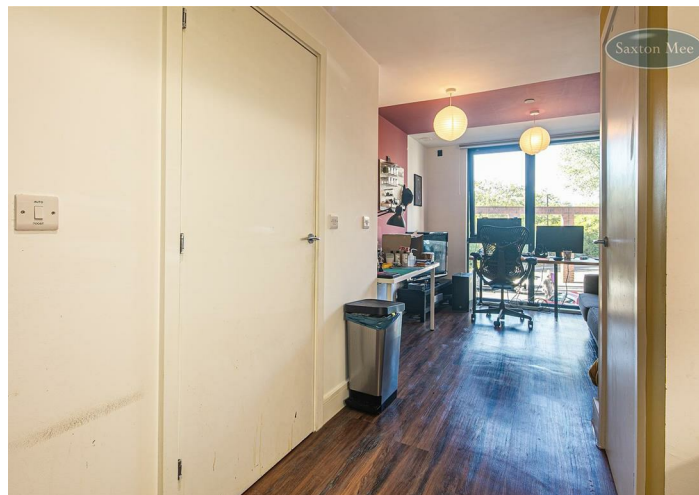
The fitted kitchen comprises a range of wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, electric oven and four-ring hob with extractor hood above. A separate cupboard provides plumbing and space for a washing machine.

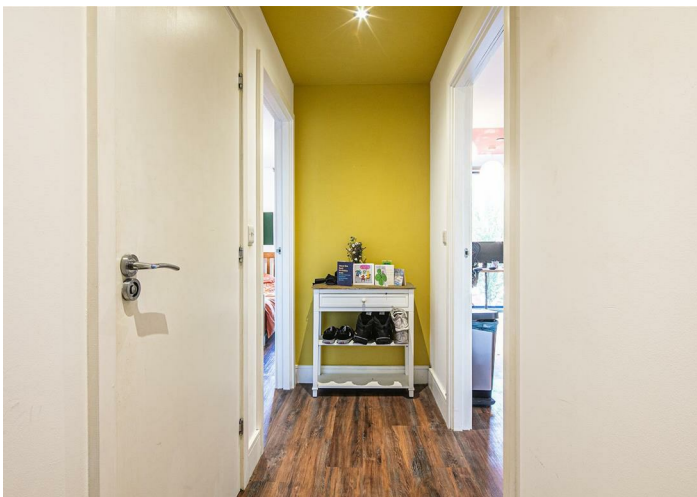
The property offers a double bedroom with space for freestanding bedroom furniture.

Completing the accommodation is a bathroom fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin.

Ideally positioned in the ever-popular Kelham Island, the apartment is within easy reach of an excellent selection of independent bars, restaurants, cafés and shops, while also offering convenient access to Sheffield city centre.

- SOUGHT-AFTER GREAT CENTRAL DEVELOPMENT
- PRIME KELHAM ISLAND LOCATION
- ONE DOUBLE BEDROOM
- OPEN-PLAN LIVING AREA
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE FRONT-FACING WINDOW
- BATHROOM WITH OVERHEAD SHOWER
- SECURE TELEPHONE INTERCOM SYSTEM
- LIFT AND STAIR ACCESS
- IDEAL FOR A FIRST TIME BUYER





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, Gastro pub Milestone, 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 (242 years remaining).
The property is currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

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. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 36.5 sq. metres (392.8 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	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	