

Penistone House, 5 Adelaide Lane, Kelham Island, Sheffield, S3 8BJ

2 1 1

OIRO £165,000

- No Chain
- Allocated Parking Space
- Offered Fully Furnished
- 168 Years Remaining on Lease
- Riverside Location
- Open Plan Living / Dining / Kitchen Area
- Leasehold
- EPC rating C







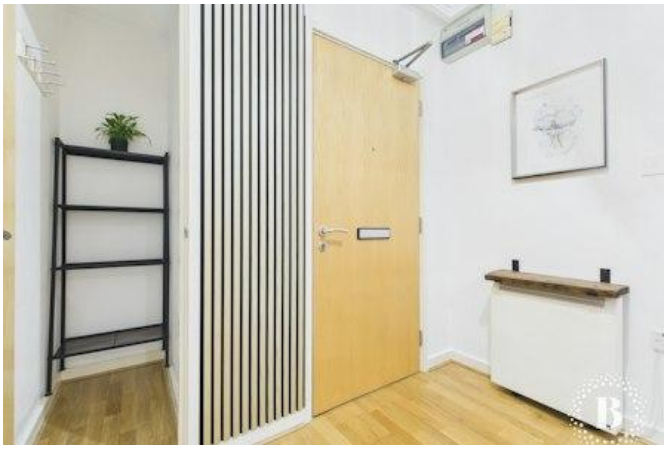
Belvoir are pleased to present this well-presented two-bedroom apartment, situated on the top floor (third floor) of this popular development in the highly sought-after area of Kelham Island.

Offering modern and spacious accommodation throughout, the property benefits from two double bedrooms, allocated parking, attractive river views, a Juliet balcony and no onward chain. The lease has also recently been extended and now has approximately 168 years remaining, making this an excellent opportunity for both owner-occupiers and investors.

Upon entering the property, the hallway provides access to all principal rooms and benefits from a large useful storage cupboard, as well as access to a spacious attic area for additional storage. There is also a newly installed intercom entry system, which operates via a mobile phone, allowing you to check and open the door even when away from home.

The heart of the property is the impressive open-plan living, kitchen and dining space, creating a bright and sociable area ideal for both everyday living and entertaining. The living area enjoys pleasant river views and access to a Juliet balcony, allowing plenty of natural light into the room.



The modern kitchen is fitted with a range of units and includes an integrated electric oven, induction hob and extractor, along with a free-standing washer-dryer and fridge freezer, all of which are included in the sale.

There are two generously proportioned double bedrooms. The principal bedroom benefits from a built-in wardrobe, providing excellent storage space.

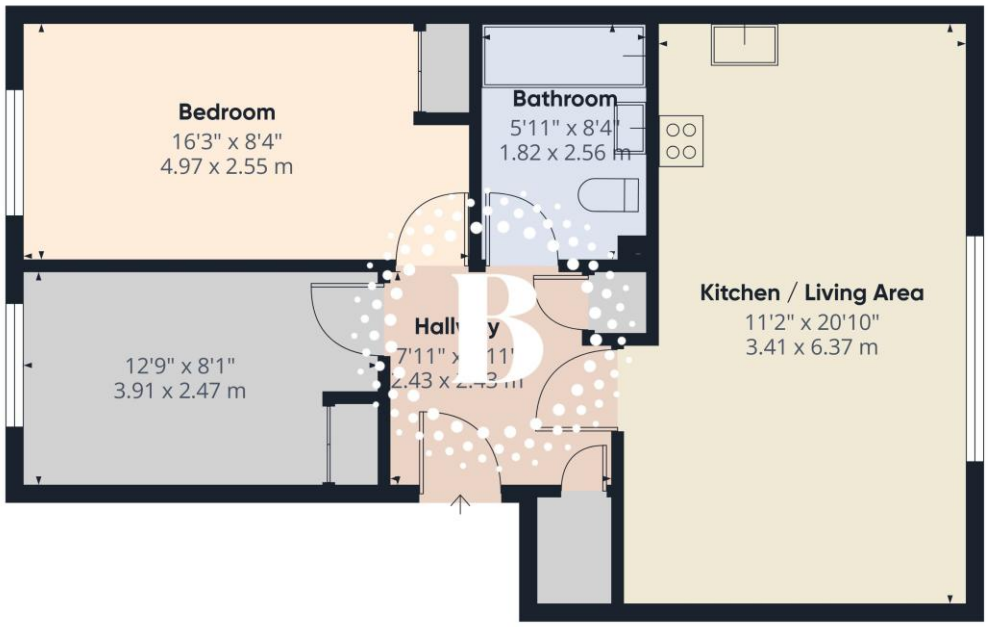
The modern family bathroom comprises a bath with shower over, WC, wash hand basin and chrome heated towel rail.

Externally, the property benefits from an allocated parking space, adding further convenience to this highly desirable city location.

Kelham Island is one of Sheffield's most popular and vibrant neighbourhoods, renowned for its fantastic selection of independent cafes, bars, restaurants and local amenities. The property is also conveniently positioned for Sheffield city centre, the universities and major hospitals, while excellent public transport links provide easy access to the wider area.

*Remaining Lease 168 years *Service Charge including Ground Rent approximately £1497 per annum *Council Tax Band B *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Approximate total area[1]

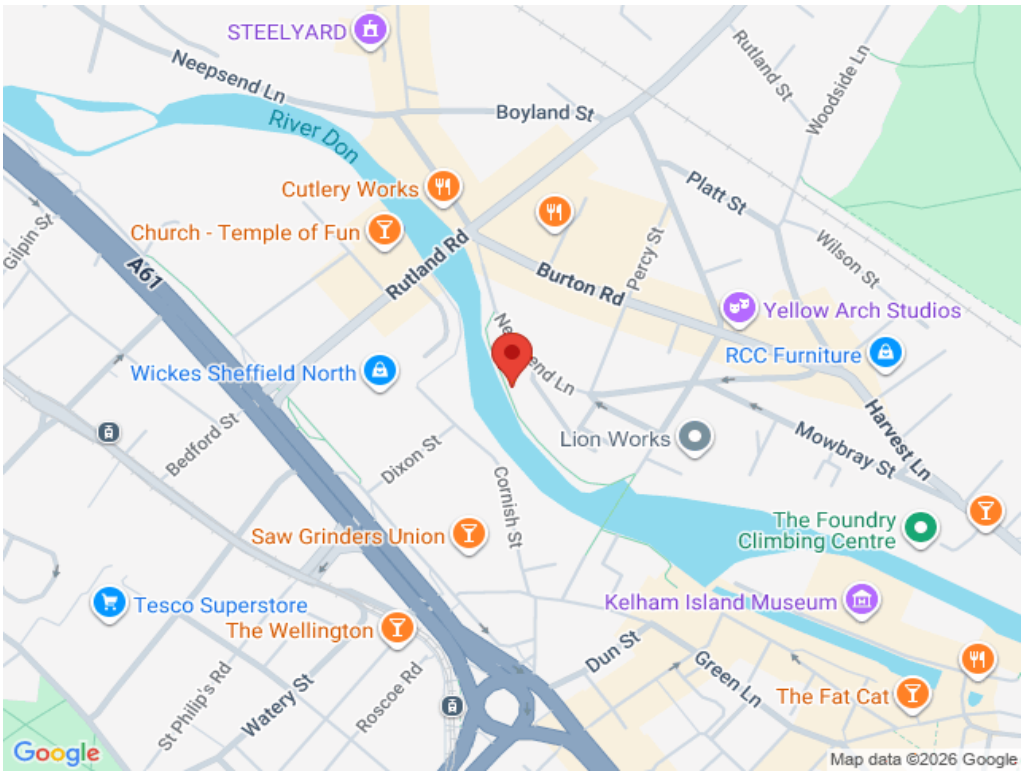
614 ft²

57.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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