







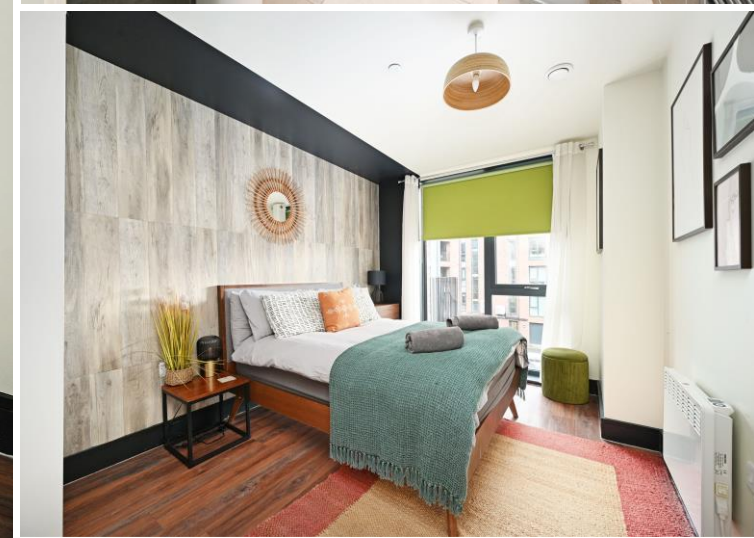
55 Great Central

Chatham Street • Kelham • S3 8FG

Guide Price £160,000 - £170,000

A stunning two double bedroom apartment, situated on the fourth floor of a modern development in the heart of Kelham, S3, offering stylish open plan living and contemporary interiors throughout. Featuring a generous balcony, modern fitted kitchen and two beautifully appointed bathrooms, this superb apartment is within walking distance of Kelham Island and Sheffield city centre. Accessed via a secure communal entrance with intercom system, lift and stair access, the apartment opens into a welcoming inner hallway with a useful utility cupboard housing the water tank and plumbing for a washing machine. The impressive open plan living space is stylishly presented and flooded with natural light, with sliding doors leading out to a generous decked balcony, ideal for relaxing or entertaining. The kitchen is fitted with modern units, contrasting worktops and integrated appliances including an oven, electric hob, extractor, dishwasher and fridge freezer. There are two well-proportioned double bedrooms, with the principal bedroom benefitting from a sleek en-suite shower room. A separate fully tiled bathroom is fitted with a modern three-piece white suite, overhead shower and heated towel rail. Great Central will appeal to both owner-occupiers and investors alike, positioned in the ever-popular Kelham Island area, a thriving and fashionable district known for its vibrant mix of bars, restaurants and cafés, while offering excellent access to the city centre, hospitals and universities.





- Stunning Apartment in Kelham, S3
- Third Floor with Balcony
- 2 Double Bedrooms
- Contemporary Bathroom & Ensuite
- Stylish Decor Throughout

- Flexible Open Plan Living Area
- Modern Kitchen with Integrated Appliances
- Service Charge TBC
- Leasehold 250 years from 01/01/2019 £250pa
- Council Tax Band C, EPC Rating B



GREAT CENTRAL



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APPROXIMATE GROSS INTERNAL AREA
66.1 SQ M / 711 SQ FT

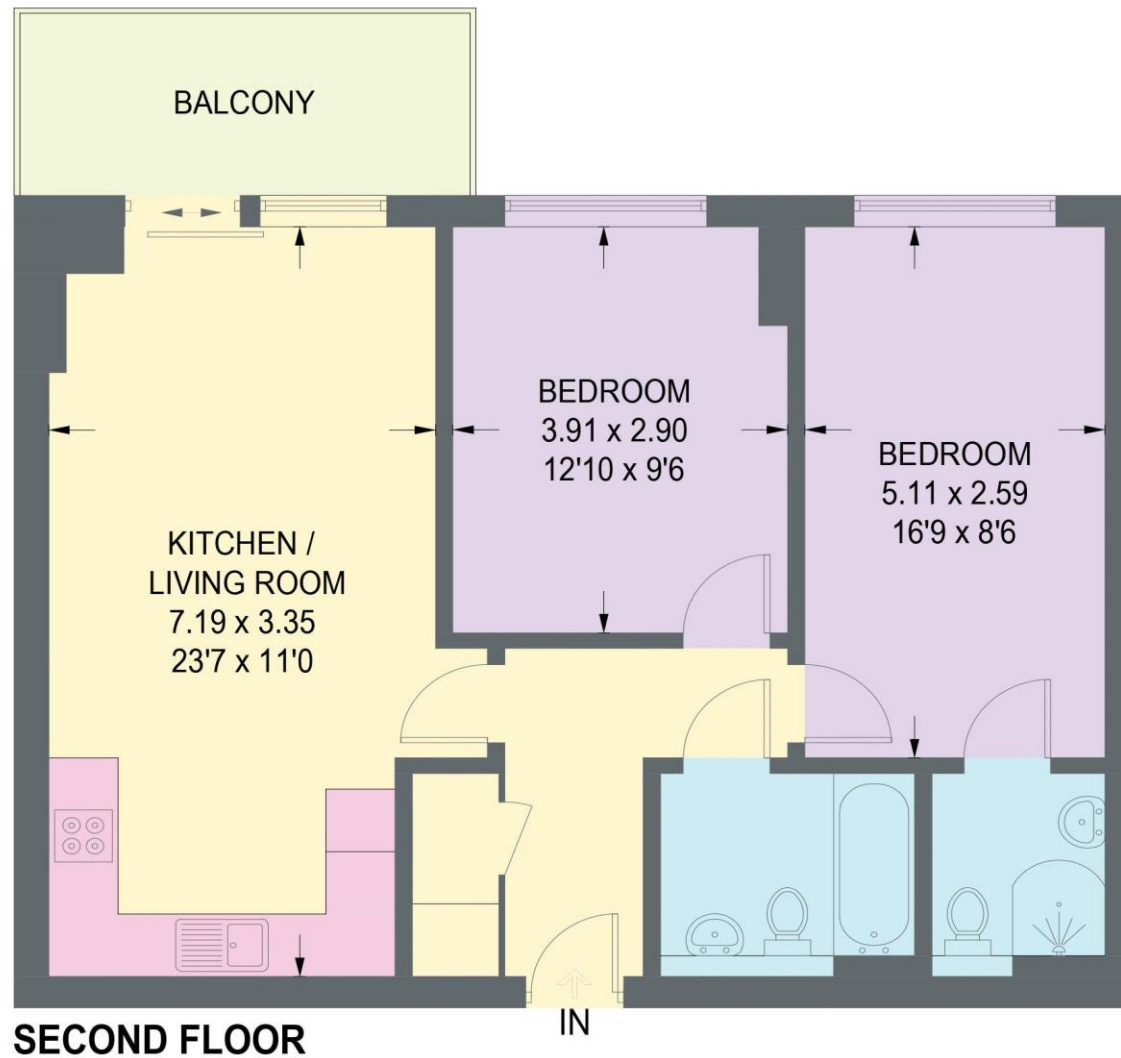


Illustration for identification purposes only,
measurements are approximate, not to scale.



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