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Apartment 120, Great Central 2 Chatham Street, Sheffield,  
S3 8FH

# Apartment 120, Great Central 2 Chatham Street, Sheffield, S3 8FH

## Asking Price £200,000

Located in the sought after development of Great Central, Kelham Island, this modern apartment offers a delightful blend of comfort and convenience. Built in 2021, the property boasts a contemporary design that is sure to appeal to those seeking a stylish urban lifestyle.

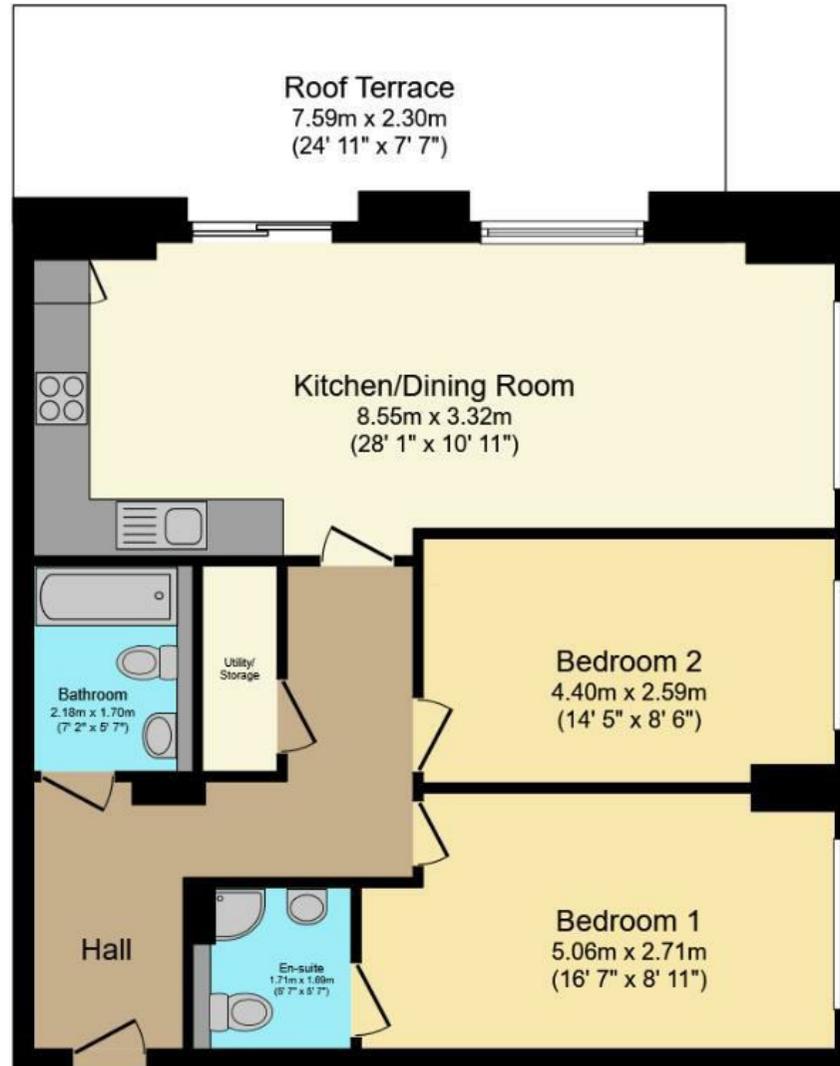
The apartment features two spacious double bedrooms, providing ample room for relaxation and rest. The master bedroom is particularly noteworthy, as it includes an en suite shower room, ensuring privacy and ease for its occupants. The additional bathroom serves the second bedroom and guests, enhancing the practicality of the living space. The modern fitted kitchen comprises a range of wall and base units, alongside integrated appliances.

Leading out from the kitchen, one of the standout features of this property is the charming private terrace, perfect for enjoying the fresh air and taking in the views of the surrounding area. Whether you wish to unwind with a book or entertain friends, this outdoor space adds a wonderful dimension to the flat.

Situated in a lively neighbourhood, residents will find themselves just a stone's throw away from an array of bars, restaurants, and shops, making it an ideal location for those who appreciate the buzz of city life. Furthermore, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process.

This flat is an excellent opportunity for first-time buyers, investors, or anyone looking to enjoy the best of urban living in Sheffield. With its modern amenities and prime location, it is not to be missed.

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## Floor Plan

Floor area 72.9 sq.m. (785 sq.ft.)

Total floor area: 72.9 sq.m. (785 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](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 250 years from 1st January 2019 and a ground rent of £250.00 per annum. There is a service charge of £1,929.51 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

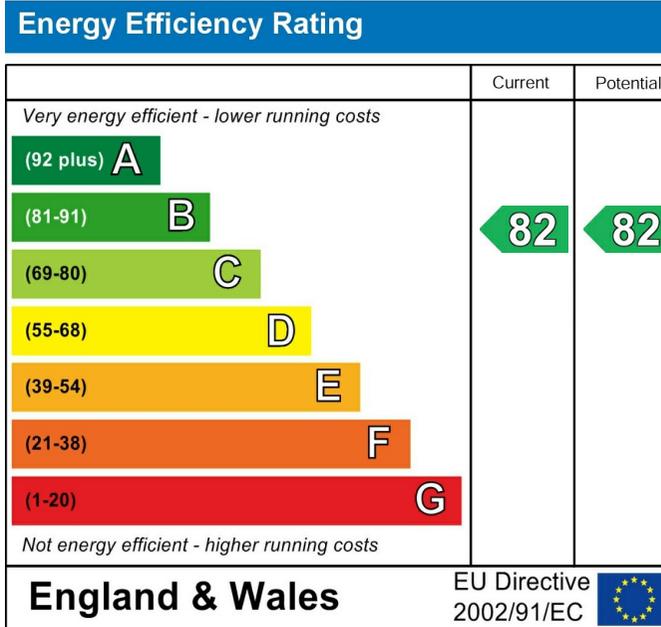
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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**

### 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, 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.







