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Apartment 46 Mandale House

30 Bailey Street • Sheffield • S1 4AB

Guide Price £100,000 to £110,000

Beautifully presented modern two-bedroom second-floor apartment, ideally located in the heart of Sheffield city centre and within walking distance of Kelham Island. Perfect for first-time buyers or investors, this property offers light and airy contemporary accommodation within one of the city's most popular districts along with secure under croft allocated parking. Accessed via a secure communal intercom entrance with stairs and lift to the second floor, the apartment opens into an inner hallway with useful storage housing the water tank. The kitchen is fitted with a range of matching units, contrasting worktops and integrated oven with electric hob, flowing through to a bright and spacious open-plan living and dining area. Generous windows flood the space with natural light and offer views over Bailey Street. There are two well-proportioned double bedrooms, both presented in neutral modern décor with carpeting, and a partially tiled contemporary bathroom featuring a white suite, vanity hand wash basin, shower over bath and heated towel rail. Externally, residents benefit from a communal outdoor space accessed from Level 1. Secure fob-entry gates lead to allocated undercroft parking with internal access to Mandale House. Mandale House is superbly positioned for enjoying everything Sheffield has to offer. Located in the city centre, it provides easy access to both universities, excellent transport links and the vibrant retail and leisure scene. Kelham Island, recently named by Time Out Magazine as one of the coolest neighbourhoods in the world, is just a short walk away, offering an eclectic mix of independent bars, restaurants and cultural venues.





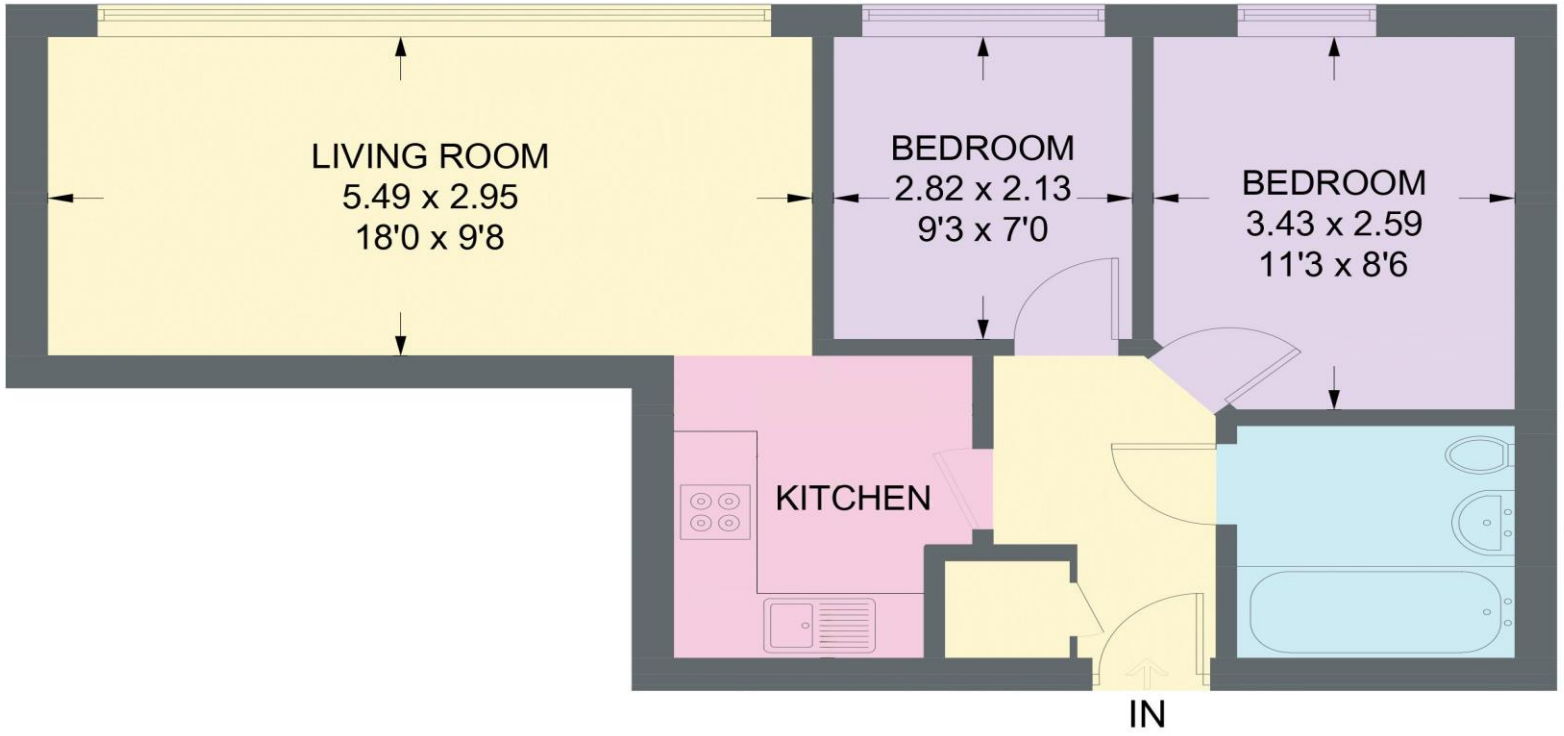




- Superb Second Floor Apartment
- 2 Bedrooms & Modern Bathroom
- Located in Heart of City Centre
- Walking Distance of Kelham Island
- Stylish Modern Decor
- Communal Outdoor Space
- Secure Under Croft Allocated Parking
- Leasehold 105 years from 2007 £385pa
- Service Charge £2,245.50 - Y&Y Management
- Council Tax Band B, EPC Rating C

APARTMENT 46, 30 BAILEY STREET

APPROXIMATE GROSS INTERNAL AREA = 48.2 SQ M / 519 SQ FT





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

SECOND FLOOR

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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