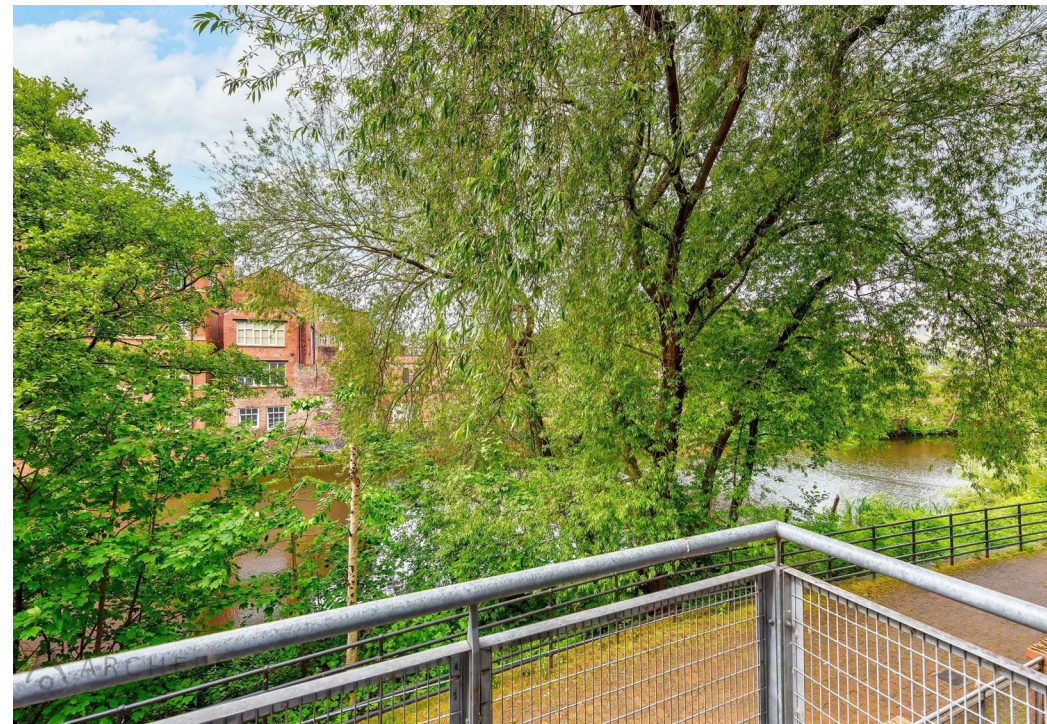


Apartment 11 Cornish House, 3 Adelaide Lane, Kelham Island, Sheffield, S3 8BJ
£170,000

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Apartment 11 Cornish House, 3 Adelaide Lane, Kelham Island, Sheffield, S3 8BJ

£170,000

Council Tax Band: B

A spacious and modern styled two double bedroom first floor apartment which is located in the heart of Kelham Island and enjoys views over the River Don via the balcony! Perfect for first time buyers or landlords, the property is situated within a gated development and boasts spacious rooms, an open plan living/kitchen area and an allocated parking space to name a few highlights. Positioned within metres of upmarket cafes and bars, walks via the Upper Don trail and within close proximity to the Supertram network giving easy access to the universities and hospitals the property is ideal for professionals! With electric heating and double glazing throughout, the property in brief comprises; secure communal entrance lobby, entrance hallway, open plan living/kitchen room with access to the balcony, two double bedrooms and a bathroom. Outside, there is an allocated parking space to the front of the building. Available to the market with NO CHAIN INVOLVED - contact Archers Estates to book your viewing today! Council tax band B, leasehold tenure - 970 years remain on the lease. Service charges are £118pcm.

Communal Entrance Lobby

A secure communal entrance door, accessed via an intercom system, gains access to the lobby area where there is a staircase rising to the first floor.

Entrance Hallway

A solid wood entrance door leads to the hallway, which is a wide and inviting area having an electric wall mounted heater, vinyl flooring and a storage cupboard housing the hot water cylinder.

Open Plan Living Room/Kitchen Area

A bright and spacious living space which has a lounge area with ample space for seating furniture, a wall mounted electric heater, a rear facing upvc double glazed window and a door leading to the balcony. To the kitchen area there are modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an induction hob with extractor above. There is an integrated electric oven and space for a fridge

freezer and washing machine. With vinyl flooring and tiled splashbacks to the walls.

Balcony

Accessed from the living area, the balcony enjoys superb views over the River Don and the Upper Don Walk.

Master Bedroom

A spacious double sized bedroom which has a front facing upvc double glazed window and an electric wall mounted heater.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window and an electric wall mounted heater.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With an electric chrome towel radiator, vinyl flooring, an extractor fan and a shaver point.

The development is accessed via a secure gate to the front and the allocated parking space is situated here.

Communal Outside Space



First Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 58.7 sq. metres (631.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC