



## 1 bed apartment to buy in S3

37, Cornish Steelworks, Dun Fields,  
Sheffield, Sheffield, S3 8AY

**£82,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ One Bedroom Apartment
- ✓ Furnished
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £82,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Currently tenanted at £825 per calendar month, this one bedroom apartment is situated within the distinctive Kelham Island Quarter, a sought-after location in Sheffield, South Yorkshire. Presented as a furnished residence, this modern flat is designed to accommodate comfortable city living, appointed with a suite of features intended to enhance convenience and style. The property forms part of a contemporary development established to meet the requirements of professionals and individuals wishing to reside in a dynamic urban environment.

Upon entering the apartment, residents will find a welcoming layout with one public room providing ample space for both relaxation and entertaining. The kitchen is outfitted with integrated appliances, including a dishwasher, facilitating an efficient day-to-day routine. The space also benefits from underfloor electric central heating, ensuring a consistent and easily managed climate throughout the year.

The dedicated bedroom is designed for comfort and privacy, complemented by a well-appointed bathroom finished to a high standard. The addition of a communal terrace area provides an outdoor extension to the living space, offering opportunities for open-air enjoyment within the development. This property is offered on a leasehold basis, further details of which can be provided upon enquiry. The property holds an EPC Rating of B, reflecting a commitment to energy efficiency.

Local area

Located in the Kelham Island Quarter, this apartment benefits from proximity to a variety of amenities and cultural offerings. The area is known for its vibrant atmosphere, with a distinctive mix of historic character and modern development. Residents can enjoy access to an array of shops, eateries, and leisure facilities within walking distance. Transport links are readily accessible, providing convenient connections to Sheffield city centre and the surrounding region. This location appeals to those seeking a balance between urban living and local community spirit in the heart of South Yorkshire.

#### Entrance

Communal entrance with secure door and post box access.

#### Open Plan Kitchen Living Area

Modern and contemporary space that has been beautifully furnished by the current vendor and features grey laminate flooring throughout as well as two large floor to ceiling windows at the far end of the room. The designer kitchen is formed in an L-shape and is formed of a range of gloss mocha units with walnut worktops above and glass splashback and upstands. The kitchen benefits from an eye level stainless steel oven, black glass ceramic hob and feature extractor hood, integrated 60/40 fridge freezer, dishwasher and washer/dryer and inset sink with draining board.

#### Bedroom

Stylish double bedroom that has a continuation of the laminate flooring throughout, contemporary decor and a further large floor to ceiling window with views across the front elevation.

#### Bathroom

Stunning bathroom suite that has porcelain tiling to walls and shower area, three piece suite comprising bath with waterfall shower over, chrome wall mounted mixer taps and glass screen, wall mounted square basin with chrome mixer tap and WC. The bathroom features a useful storage shelf with wall mounted mirrored storage cabinet above and chrome heated towel rail.

#### Additional Information

Tenure: Leasehold • Lease until: 2216 . Service Charge £2256.78 • Ground Rent, £250.00 .Council Tax Band B (go to • Service Charge: £2256.78 per annum • Ground Rent: £250.00 per annum • Central Heating: Electric/Underfloor • Glazing: Double \*Advised by Vendor

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 190

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,257.00

Price: Starting Bid £82,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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