



Penistone House, Kelham Island, S3

£110,000



**** Cash Buyers Only****

Hunters Hillsborough are delighted to present a one bedroom second floor apartment in an exclusive gated complex commanding river views in Sheffield's cosmopolitan district of Kelham Island.

Offered for sale with no onward chain, the apartment is bright and spacious with open plan living quarters. Fantastic views over the river and beyond from the floor to ceiling windows with a Juliette style balcony so you can enjoy the fresh air on a warm summers day. Fitted kitchen with a good range of wall and base units. Built in electric oven and hob with space for washing machine and fridge freezer which can be included in the sale. Double bedroom with built in wardrobe space. Bathroom with white suite comprising bath, shower over bath, sink basin and W/C. Flat 32 has an allocated Parking Space in the adjacent car park with a gated entry. Situated in this convenient location in the vibrant Kelham Island area having easy access to Sheffield University and central hospitals.



General Remarks

GENERAL REMARKS

TENURE

We have been notified that the property is Leasehold with 80 years remaining. Service Charges: £84.95 per month (subject to small changes each year, though it hasn't risen much in the past 5-6 years)

RATING ASSESSMENT

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

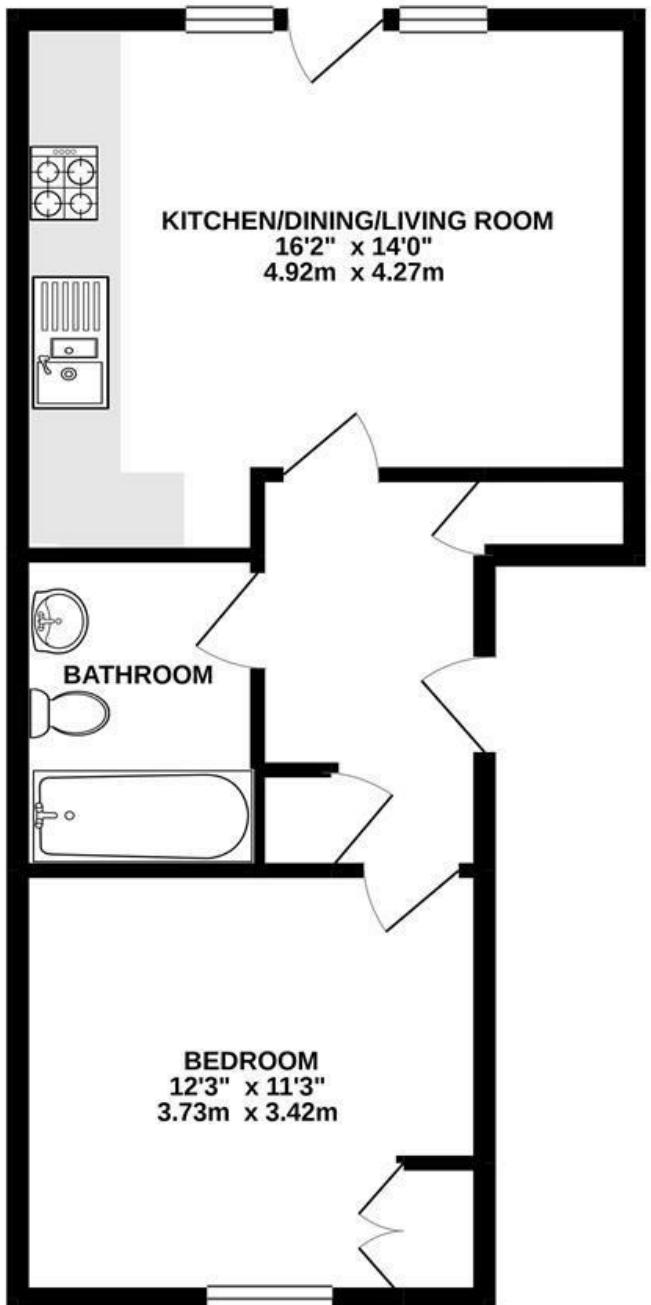
VACANT POSSESSION

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 SECURED ON IT.**

465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Tenure: Leasehold
Council Tax Band: A

- JULIETTE BALCONY WITH RIVER VIEWS
- ALLOCATED PARKING
- LOCATED IN KELHAM ISLAND
- OPEN PLAN LIVING
- IDEALLY PLACED FOR LOCAL AMENITIES
- EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	81
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.