



**HUNTERS®**  
HERE TO GET *you* THERE

Apartment 117, Great Central 2 Chatham Street, Sheffield,  
S3 8FH

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Guide Price £200,000

\*\*\* GUIDE PRICE £200,000 - £205,000 \*\*\* | VIEWS OVER SHEFFIELD CITY CENTRE | PRIVATE BALCONY | Welcome to this modern sixth-floor apartment located in the vibrant area of Kelham Island at Great Central. This delightful property boasts a spacious open-plan living area that seamlessly connects to a private balcony, perfect for enjoying the fresh air and the unobstructed views of the City Centre.

The apartment features two well-appointed bedrooms, including a master bedroom with an en suite bathroom, providing a touch of luxury and privacy. The second bedroom is also generously sized, making it ideal for guests or as a home office. With a total of two bathrooms, convenience is at the forefront of this property.

The modern fitted kitchen is designed for both functionality and style, making it a pleasure to prepare meals and entertain guests. The kitchen is equipped with integrated appliances, making the property ideal for first time buyers or investors. The apartment is easily accessible via a lift, ensuring comfort and ease for all residents.

Situated close to Sheffield City Centre, this property offers the perfect blend of urban living and modern amenities. Whether you are looking to enjoy the bustling city life or seeking a peaceful retreat, this apartment is an excellent choice for those who appreciate contemporary living in a prime location. Don't miss the opportunity to make this wonderful apartment your new home.

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Total floor area 60.8 sq.m. (654 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 250 years from 17th December 2020 and a ground rent of £250.00 per annum. There is a service charge of £1,586.49 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.

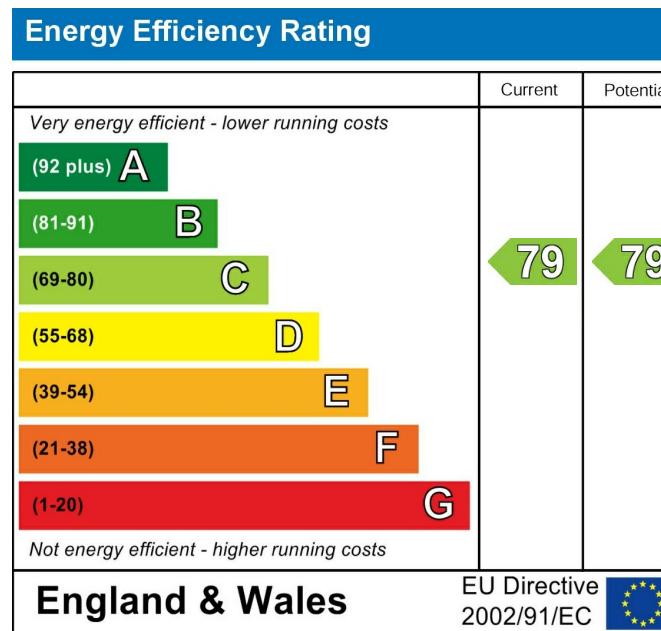
### MORTGAGE FACILITIES

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.

