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Apartment 15 Brewery Warf Mowbray Street, Sheffield, S3 8EL

# Apartment 15 Brewery Warf Mowbray Street, Sheffield, S3 8EL

Asking Price £190,000

A luxury two double bedroom, two bathroom apartment with a reserved parking space located in the highly popular and sought after area of Kelham Island.

This well appointed property boasts over 800sq ft and briefly comprises; communal entrance with lift access to the third floor, private entrance hall having a useful built in cupboard. The main bedroom have river views and an ensuite shower room, the second bedroom also looks over the river with the family bathroom opposite. At the end of the hallway is the open plan living/dining/kitchen area with the kitchen to one end having a range of matching wall and base units along with integrated appliances. A built in cupboard houses the hot water cylinder. To the opposite end of the room is a picture window over looking the river to the rear.

Externally the property has the benefit of a reserved parking space within a secure car park.

## GENERAL REMARKS

## TENURE

This property is long Leasehold with a term of 125 Years From 27 March 2008 at a ground rent of £125 per annum.

## SERVICE CHARGE

There is a service charge payable of £1806 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

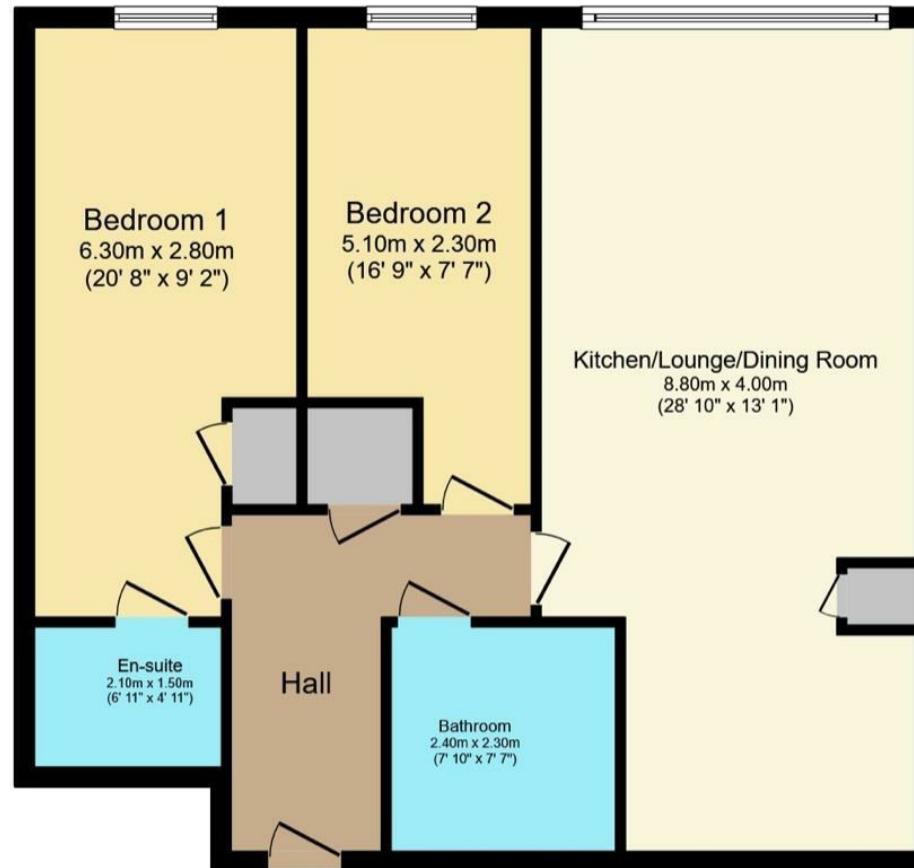
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

## 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 SECURED ON IT.

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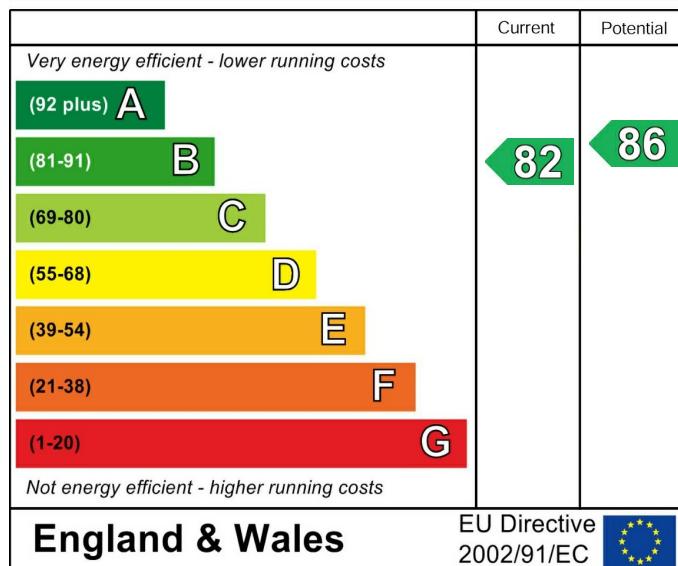
Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx

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).

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

## Energy Efficiency Rating



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.

