







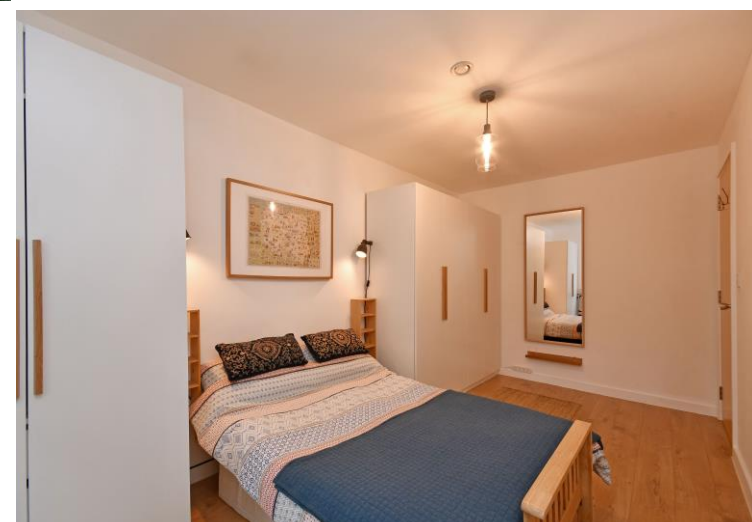
## Apt 2, Rutland House, Block B

4 Adelaide Lane • Kelham Island • S3 8BJ

Guide Price £180,000 to £185,000

Guide Price £180,000 - £185,000. Rutland House is ideally placed in the fashionable Kelham Island, within walking distance of bars, cafes and restaurants. Ground floor flat 2 is spacious, benefitting from 2 double bedrooms, a large open plan kitchen /dining/living room and a lovely large flagged patio garden to the rear and allocated parking space. The accommodation briefly comprises: Intercom entry system into a communal hallway leads to flat 2. There is a large entrance hallway with a cupboard housing the hot water cylinder with storage and another large cloak cupboard. The bathroom has a white suite with shower over, WC, sink and chrome towel rail with pine laminate flooring. The master bedroom is a good size, has quality wood effect laminate flooring and a rear window overlooking the rear. Good sized double bedroom 2 is currently used as an office and has wood effect laminate flooring. The superb kitchen/dining/living room has a beautifully fitted kitchen with black floor and wall units with wood laminate work surfaces, white tiling and tiled floor, integrated extractor, electric hob and oven, dishwasher and washing machine. There is space for an American style fridge freezer. There is ample room for a dining table and chairs. The living area is spacious and has wall to wall windows to the rear with a door which opens onto the beautiful, flagged patio garden from where you can appreciate the riverside wildlife. Rutland House will be of interest to both owner occupiers and property investors wating to take advantage of everything on offer in Kelham Island, a prospering, fashionable area with an array of bars, restaurants and coffee shops, whilst also providing access to the city centre, hospitals and universities.



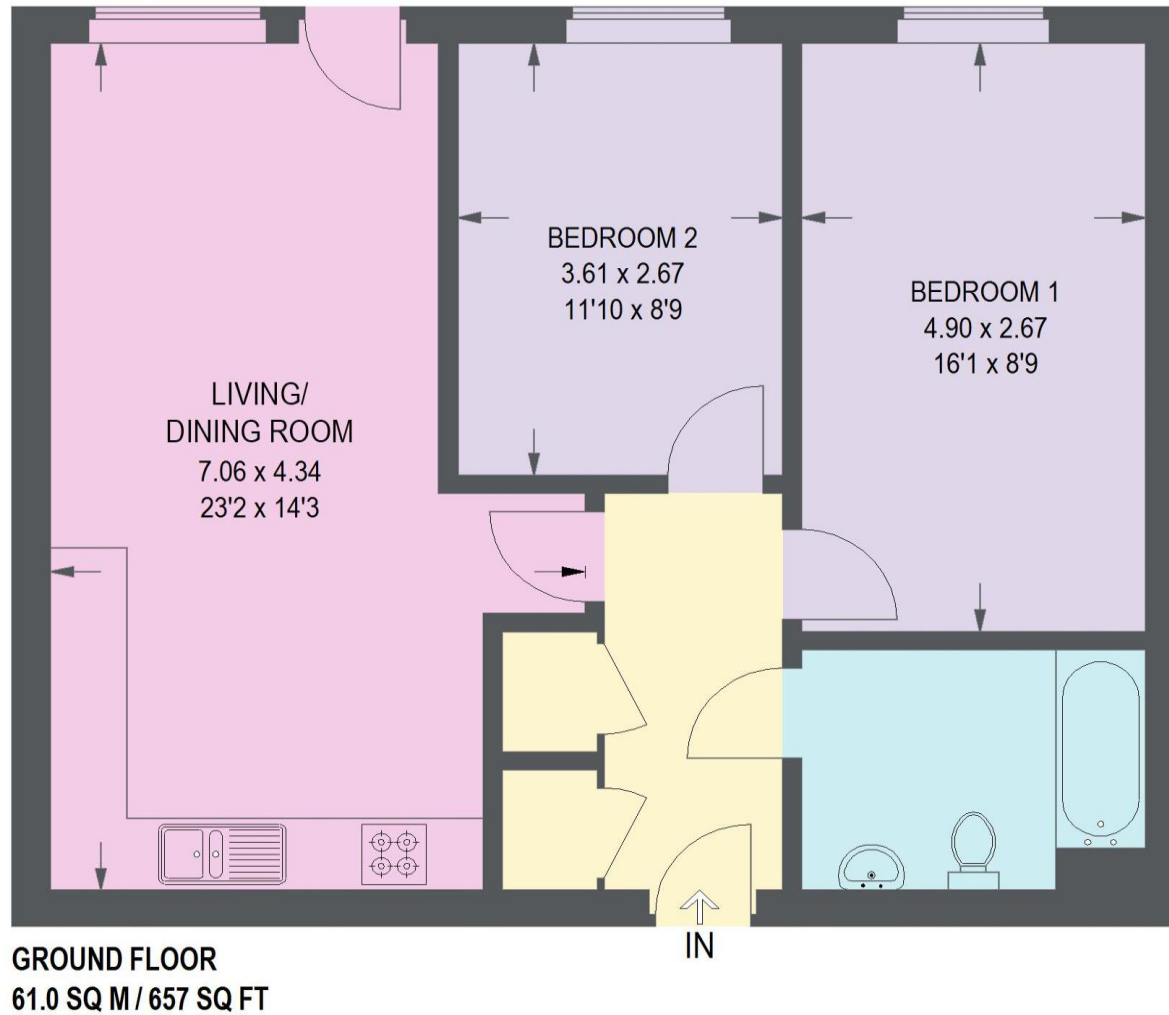


- 2 Double Bedroom Apartment
- Ground Floor
- Triple Glazed
- Electric Heating
- Beautifully Fitted Kitchen
- Integrated Appliances
- Spacious Modern Bathroom
- Open Plan Living/Dining/Kitchen
- Fantastic Outdoor Patio Garden
- Council Tax Band B



## 2 RUTLAND HOUSE

APPROXIMATE GROSS INTERNAL AREA  
61.0 SQ M / 657 SQ FT



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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