





Flat 2 Chapel West

Scotland Street • Sheffield • S3 7DB

Guide Price £170,000 - £180,000

A generously proportioned 2 double bedroom Duplex ground floor apartment forming part of the sought after converted grade 2 listed Chapel West development benefiting from a car parking space, open plan living, dining and kitchen area, feature windows creating a light and airy feel with two double bedrooms one being en suite. No Chain. Communal entrance with intercom system leads to the ground floor entry. Entrance lobby and hallway with cloakroom/WC. Open plan living and work area with dining kitchen hosting a range of neutral high gloss units with built-in hob, oven, extractor, washing machine and dishwasher. Stairs rise to 2 mezzanine double bedrooms, the master featuring an ensuite shower room and bedroom 2 featuring a shower cubicle. Both bedrooms overlook the living area below through internal windows. Secured parking with remote controlled electric gates to allocated parking space. Chapel West occupies a prominent position in the City's most exciting, up-and-coming neighbourhood just a short distance from Kelham Island. Kelham boasts many bars and restaurants including the award winning Grind Café, Gastro pub Milestone, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynkl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to the city centre facilities, hospitals, universities, train station and motorway network.

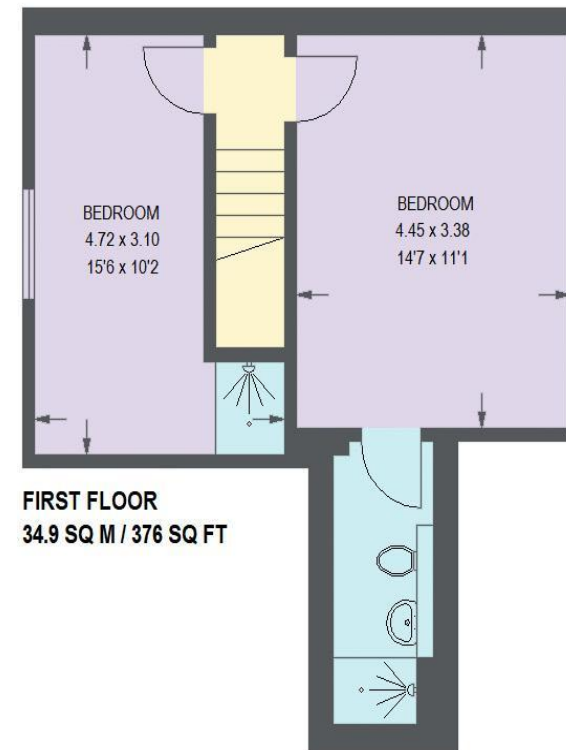
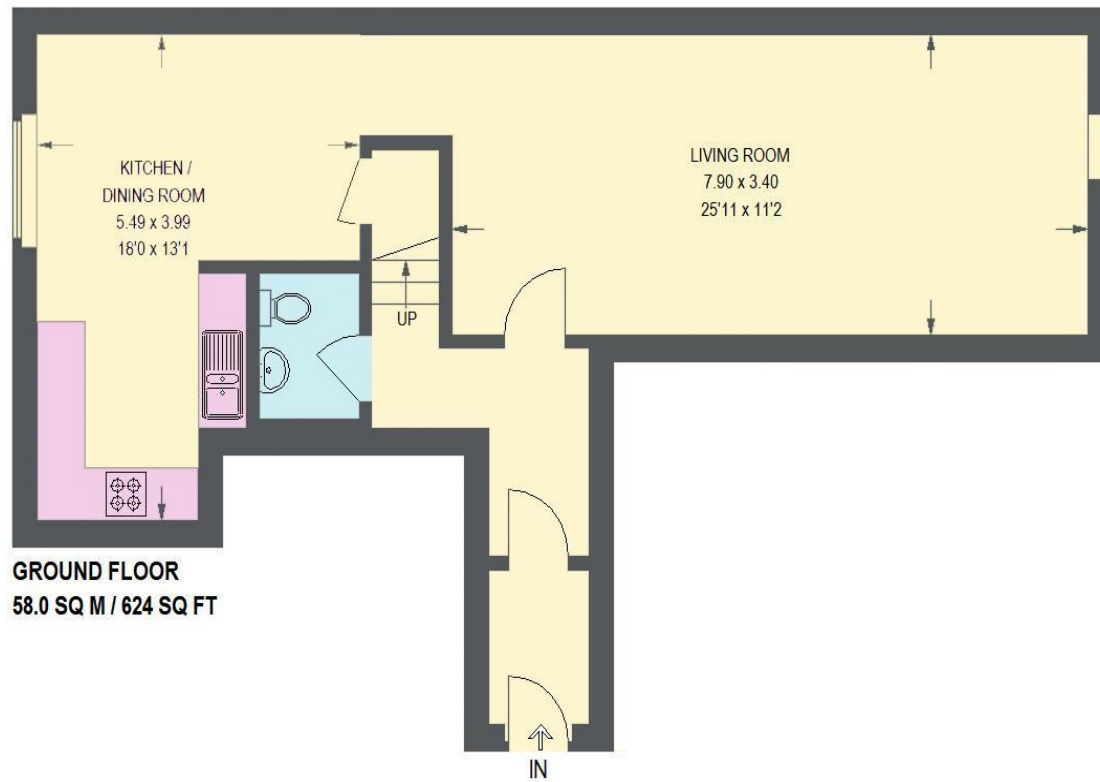


- Grade 2 Listed Chapel West Development
- Ground Floor Duplex Apartment
- Spacious Accommodation
- 2 Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Secure Allocated Parking
- Leasehold 129 years remaining
- Service charge is £2137.40 per annum
- No Chain
- Council Tax Band C, EPC Rating E



2 CHAPEL WEST, SCOTLAND STREET

APPROXIMATE GROSS INTERNAL AREA
92.9 SQ M / 1000 SQ FT



(Not Shown In Actual
Location / Orientation)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.