





## Flat 49, Cornwall Works

Green Lane • Kelham • S3 8SJ

Asking Price £90,000

A modern one-bedroom ground floor apartment situated in the highly sought-after Cornwall Works. Kelham Island is one of the oldest industrial districts, now one of the most exciting parts of the city. CASH INVESTORS ONLY - TENANTS IN SITU. Enters through a secure communal entrance with intercom and central courtyard. The apartment opens into a hallway with store cupboard housing the water heater. The generously proportioned open plan living kitchen is fitted with a range of high gloss cream units complemented by contrasting worktops, hob, oven, extractor, fridge/freezer, integrated washing machine, downlighters and panel heater. Light & airy, neutrally presented double bedroom with carpet and panel heater. Shower room is equipped with a white suite, electric shower, electric chrome towel rail, extractor and part tiling. The property has double glazing and electric panel heating. The development is located in the heart of thriving Kelham Island with its fantastic range of independent, cafes, restaurants and bars, and is well placed for the city centre, hospitals, universities and Supertram network.



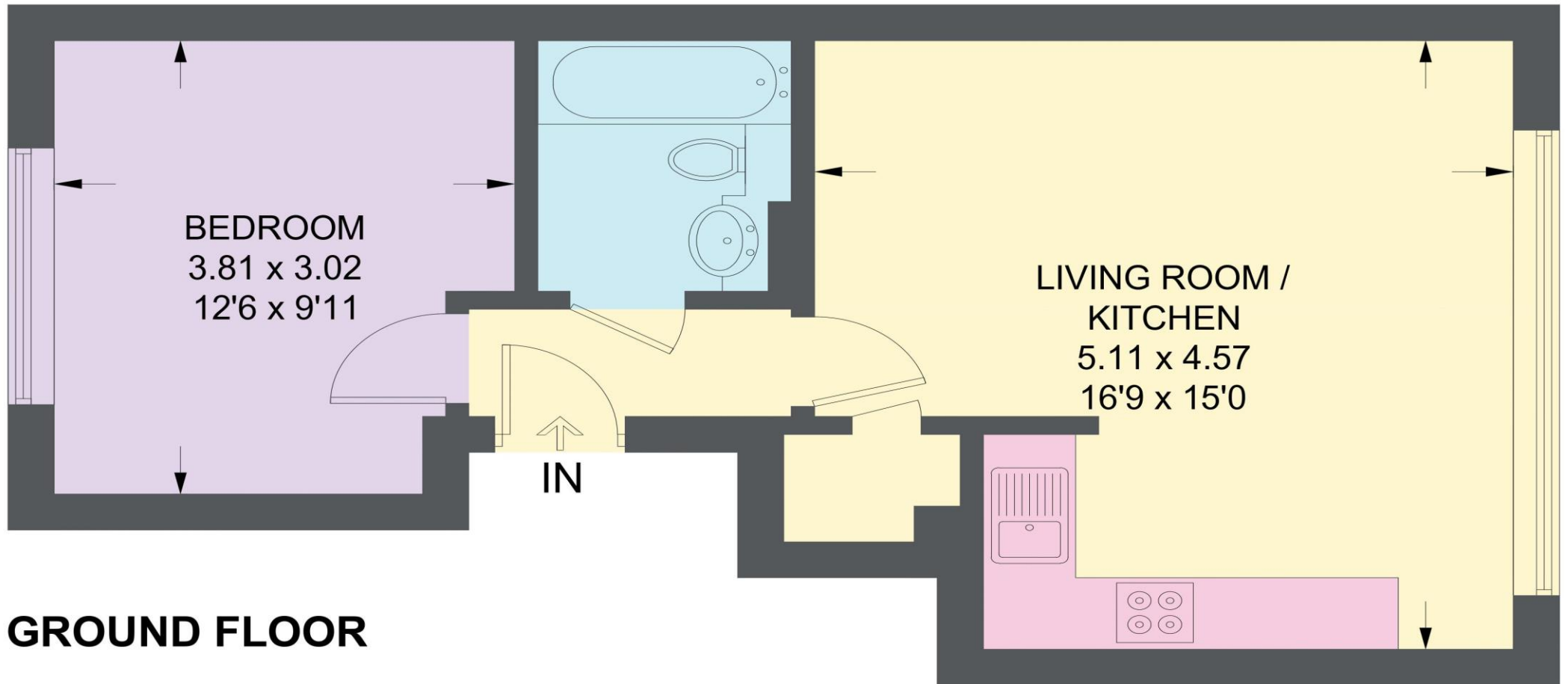
- 1 Bedroom Ground Floor Apartment
- Sought After Development in Kelham
- Generous Open Plan Living Area
- Modern Kitchen & Integrated Appliances
- Central Courtyard with Intercom Entry

- Electric Heating & Double Glazing
- CASH INVESTORS ONLY - TENANTS IN SITU
- Service Charge £739.02/6 months
- Leasehold - TBC
- Council Tax and B, EPC Rating C



# 49 CORNWALL WORKS

APPROXIMATE GROSS INTERNAL AREA = 39.7 SQ M / 427 SQ FT



## GROUND FLOOR

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.