





Apartment 12 Rialto

1 Kelham Square • Kelham • S3 8SD

Guide Price £200,000 - £210,000

EWS1 COMPLIANT ## A fantastic 2 double bedroom, 2 bathroom, 2nd floor apartment with video intercom entry system, lift access, allocated parking space with remote control entry in this sought after development in Kelham Island, S3. The property has excellent views towards the city centre from the south west facing balcony. Enters through a secure intercom with lift access. The apartment opens into an L shaped entrance hallway fitted with a storage cupboard providing space and plumbing for a washing machine and housing the hot water tank. The open plan living/dining/kitchen is presented with neutral walls and contrasting laminate floor with sliding patio doors onto the balcony enjoying lovely views over Kelham Square and the city centre. The kitchen has a range of cream high gloss units matched with dark wood effect work surfaces and splashbacks, integrated appliances include Smeg oven, induction hob and dishwasher, with space for a freestanding fridge freezer. There are 2 double bedrooms decorated with neutral walls and carpet, one with en-suite shower room equipped with rainfall shower cubicle, WC and basin. A separate bathroom incorporates modern white suite, bath with shower over, WC & basin, tiled with contrasting white tiling and black slate. There is allocated secure under croft parking space and communal areas around the development. Rialto will be of interest to both owner-occupiers and property investors wanting 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 the universities.



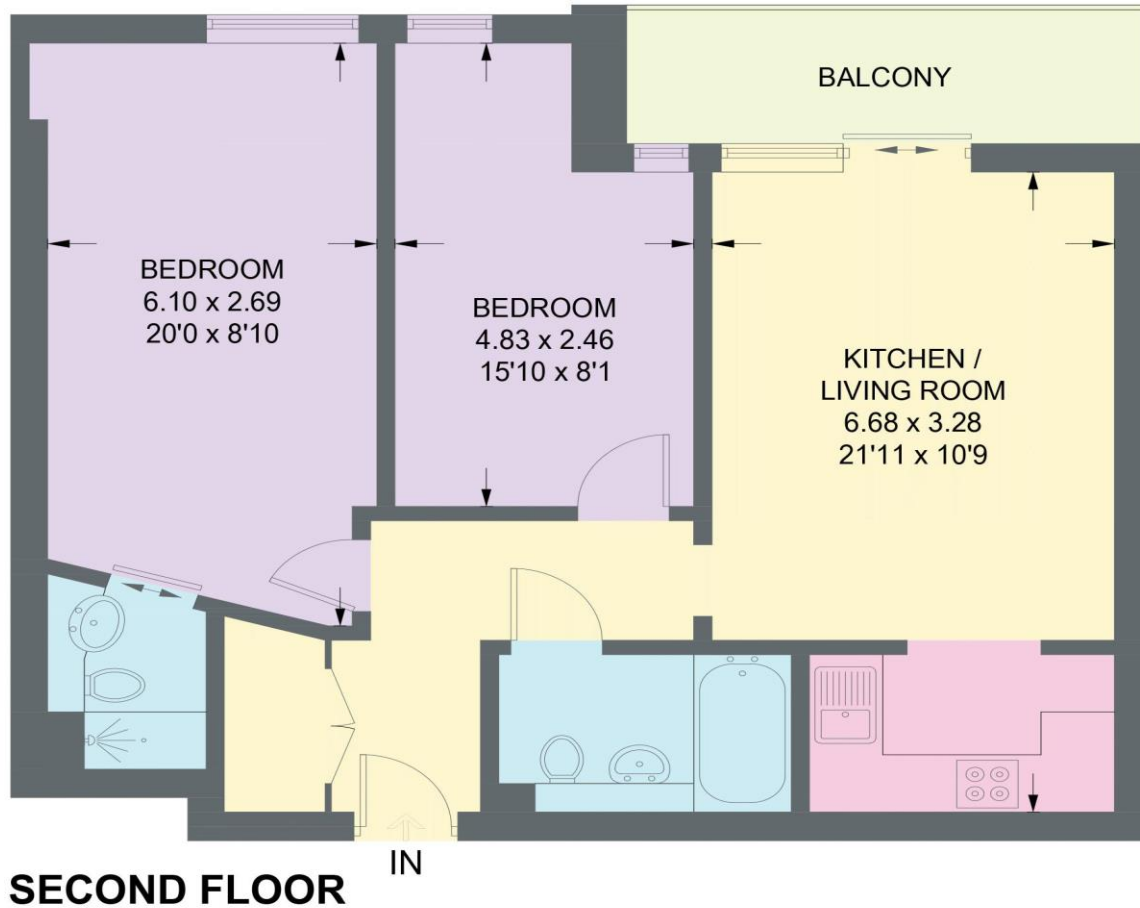
- 2nd Floor Apartment
- 2 Double Bedrooms & 2 Bathrooms
- Secure Intercom & Lift Access
- Open Plan Living/Dining/Kitchen
- South West Facing Balcony

- Allocated Parking Space with Remote Entry
- Desirable Kelham Island Location
- Service Charge £680.16 – 6 Monthly - Fairways
- 125 years from 28/07/2010 GR £200pa
- Council Tax Band C. EPC Rating TBC



12 RIALTO

APPROXIMATE GROSS INTERNAL AREA = 64.2 SQ M / 691 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.