







Cornish House, Block A, Flat 27

Adelaide Lane • Kelham • S3 8BJ

Guide Price £170,000 - £175,000

A rare opportunity to purchase a 2 double bedroom ground floor apartment with decked patio and riverside views. Stylishly presented throughout and filled with natural light courtesy of a south facing outlook. A highly sought after, gated development within popular Kelham, including allocated parking. Secure intercom communal entrance leading to the apartment located on the ground floor. The apartment opens into a generous hallway with built in storage. The open plan living space is filled with natural light offering riverside views and double glazed door out onto a private decked patio, creating a fabulous adjoining outdoor space. The kitchen is fitted with off white shaker style units topped with solid wooden worktops and brick shaped white tiled splashbacks. Integrated appliances include Hotpoint oven, Zanussi electric hob and space for further freestanding appliances which are all available via separate negotiation. There are 2 generously proportioned doubled bedrooms, presented in neutral tones and carpet incorporating built in storage. The bathroom is equipped with 3 piece modern white suite, partially tiled with rainfall shower and heated towel rail. Cornish House is found on Adelaide Lane in Kelham Island which is within easy reach of Sheffield City Centre with excellent transport links on its doorstep. The area has award winning restaurants including the fabulous Cutlery Works, Joro, SALT, Grind Café and the Fat Cat pub with its award winning real ales. With easy access to the City and with local pleasant walks along the river.



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- Ground Floor Apartment in Cornish House
- Gated Development in Kelham, S3
- 2 Double Bedrooms
- South Facing Outlook
- Sought After Location

- Riverside Views & Private Patio
- Allocated Parking
- Service Charge
- Lease
- Council Tax Band B



27 CORNISH HOUSE

APPROXIMATE GROSS INTERNAL AREA = 57.8 SQ M / 622 SQ FT

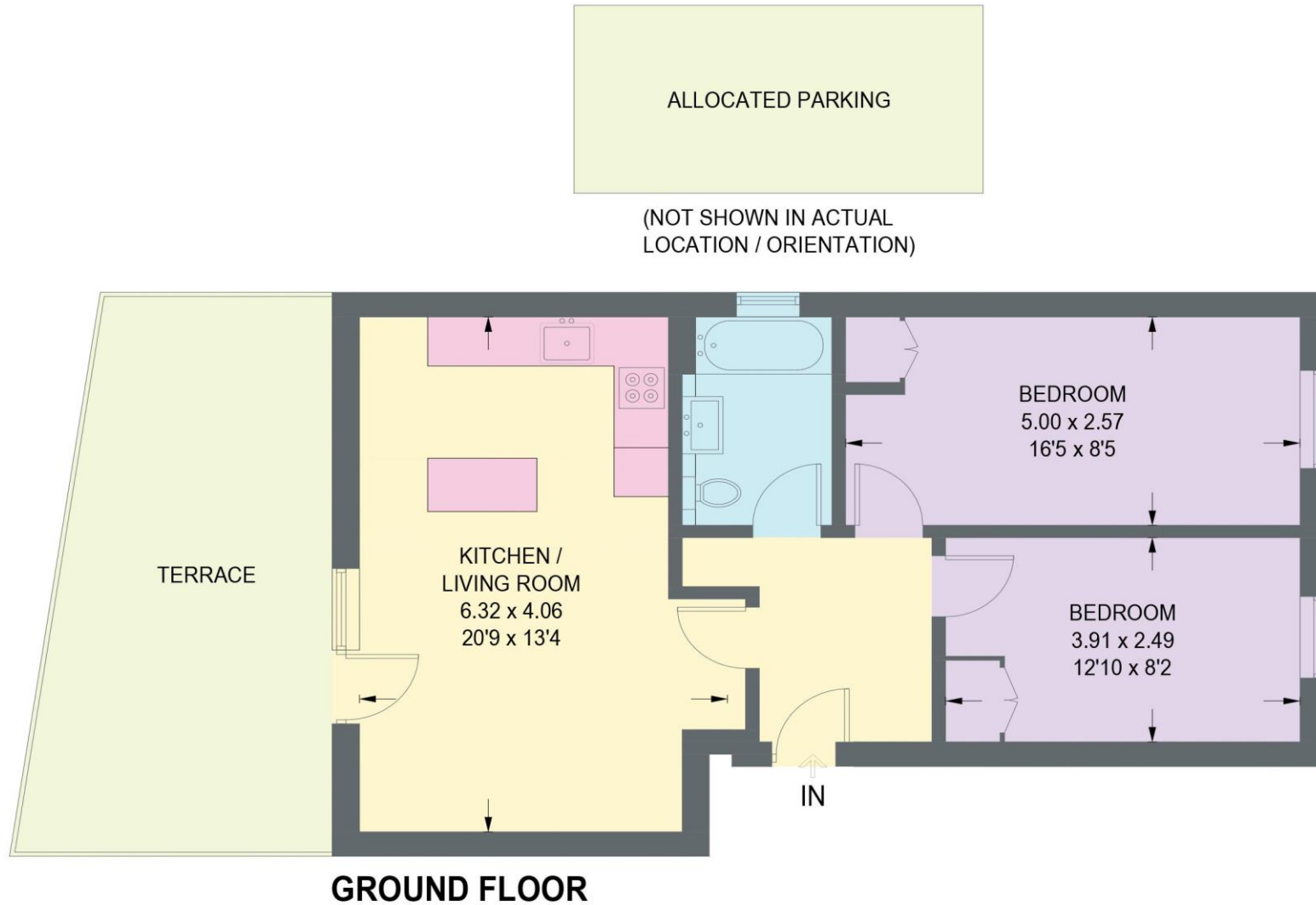


Illustration for identification purposes only,
measurements are approximate, not to scale.



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