





## Apt 37 Brewery Wharf

Mowbray Street • Kelham • S3 8EL

Asking price £138,000

A superb one bedroom second floor apartment at Brewery Wharf, ideally located in the vibrant Kelham Island with south facing views overlooking the River Don. Comprising of a spacious double bedroom, modern bathroom and generously proportioned open plan living area. Benefits from a sought-after location, intercom entry and lift access. Parking Space - Available by Separate Negotiation. The property opens into a welcoming entrance hallway offering space for storage and hanging. The bedroom is a spacious double, neutrally decorated and commands riverside views, with built in storage housing the water tank. The bathroom is partially tiled equipped with modern 3 piece white suite with overhead shower and heated towel rail. The open plan living space offers a flexible light and airy room, flooded with natural light and pleasant riverside views. The kitchen hosts a range of cream high gloss wall and base units, wood effect worktops and tiled splash backs, Integrated appliances include an oven, electric hob and extractor, fridge and freezer. Mowbray Street 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. The lease is 125 years from 2007 and the ground rent is £125pa. Service Charge is currently £96pcm No Chain

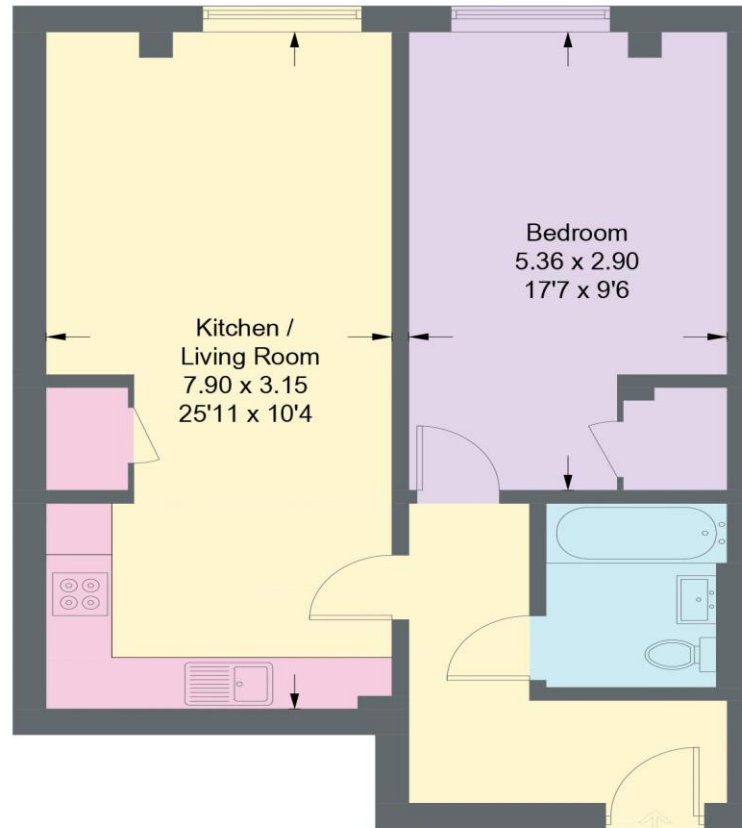


- Second Floor Apartment in Brewery Wharf
- One Double Bedroom
- South Facing Views Over River Don
- Parking Space Available by Separate Negotiation
- Light & Airy Open Plan Living Space
- Kitchen with Integrated Appliances
- Sought After Location in Keham
- Service Charge £96 per Month
- Lease 125 years from 2007 Ground Rent £125pa
- Council Tax Band B, EPC Rating TBC



## 37 BREWERY WHARF

APPROXIMATE GROSS INTERNAL AREA = 52.3 SQ M / 563 SQ FT



### SECOND FLOOR 52.3 SQ M / 563 SQ FT

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.