







## 30 Cutlery Works

33 Lambert Street • City Centre • S3 7BG

£100,000

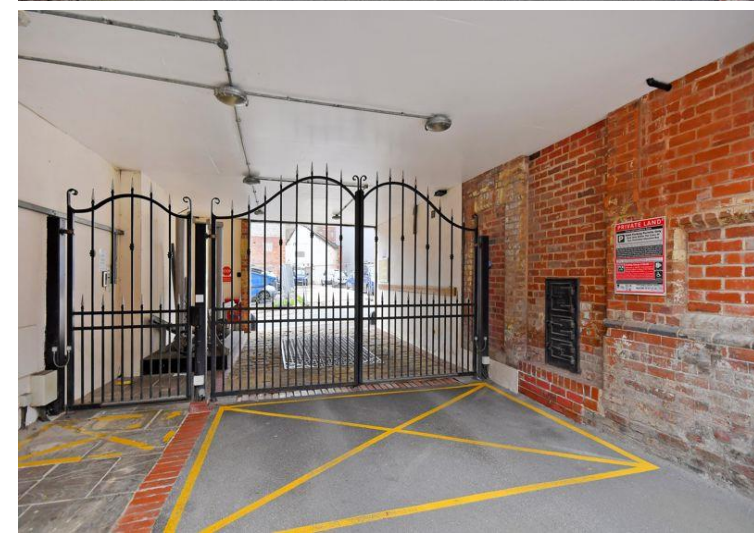
Asking Price £100,000 A well-presented 1 double bedroom ground floor apartment close to Kelham Island and Sheffield City Centre. A sympathetically restored development retaining most of the original building and features. There is a secure gated entrance with security code entry into the development. The apartment is located on the ground floor. A private entrance door opens into a spacious entrance hallway. The open plan living/dining/kitchen has wood effect laminate flooring, neutral decor and French doors which allow a stream of natural light. The kitchen is fitted with cream high gloss base and wall units with integrated appliances including electric oven and gas hob with overhead extractor. There is gas fired central heating with a combination boiler which is wall mounted in the kitchen area. The double bedroom is a good size, presented in neutral tones and carpet with a pleasant outlook. The generously proportioned shower room features a shower cubicle, WC and hand wash basin, partially tiled with a chrome towel radiator. Cutlery Works is ideally placed for access to the bars, pubs, cafes, shops and restaurants in both Kelham Island and Sheffield city centre, the hospitals and universities. Tenant in situ until December 2024





- Ground Floor Apartment
- Sympathetically Restored Development
- Spacious Double Bedroom
- Generous Modern Bathroom
- Open Plan Living Space with French Doors

- Close to Kelham Island & City Centre
- No Chain
- Service Charge £671.25/6 months
- Leasehold 125 years 01/07/2006 £150pa
- Council Tax Band B, EPC Rating B



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APPROXIMATE GROSS INTERNAL AREA = 46.1 SQ M / 496 SQ FT

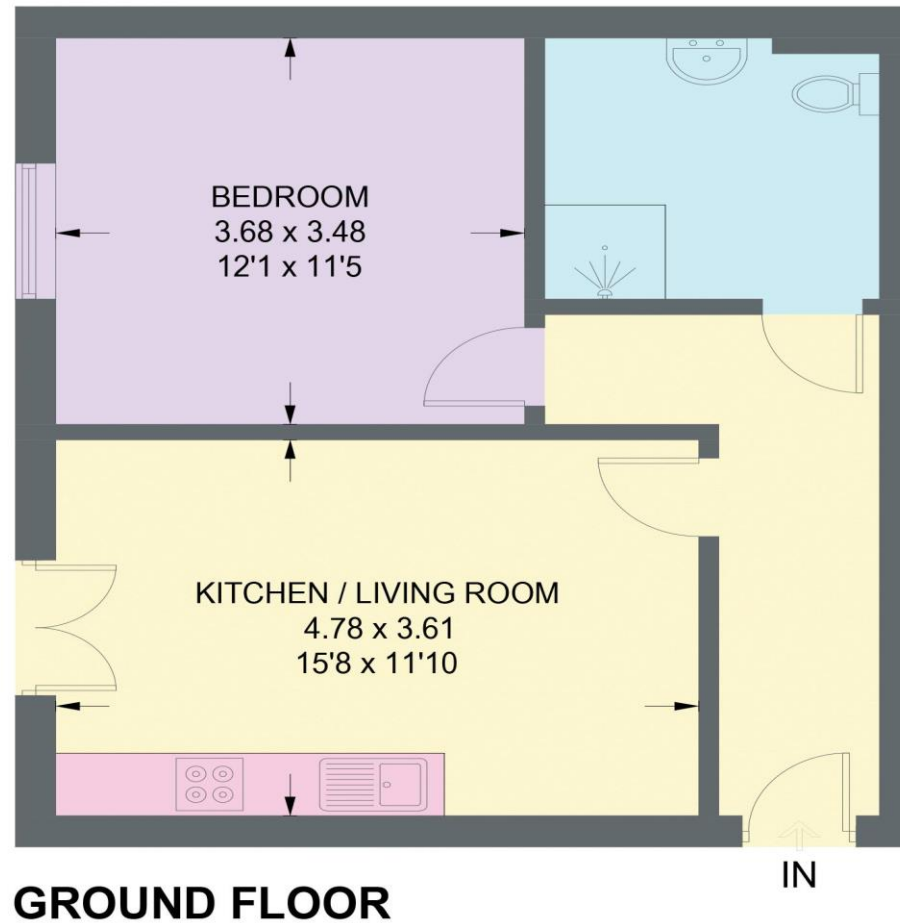


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.