





35 Cutlery Works

33 Lambert Street • Kelham • S3 7BG

Asking Price £87,500

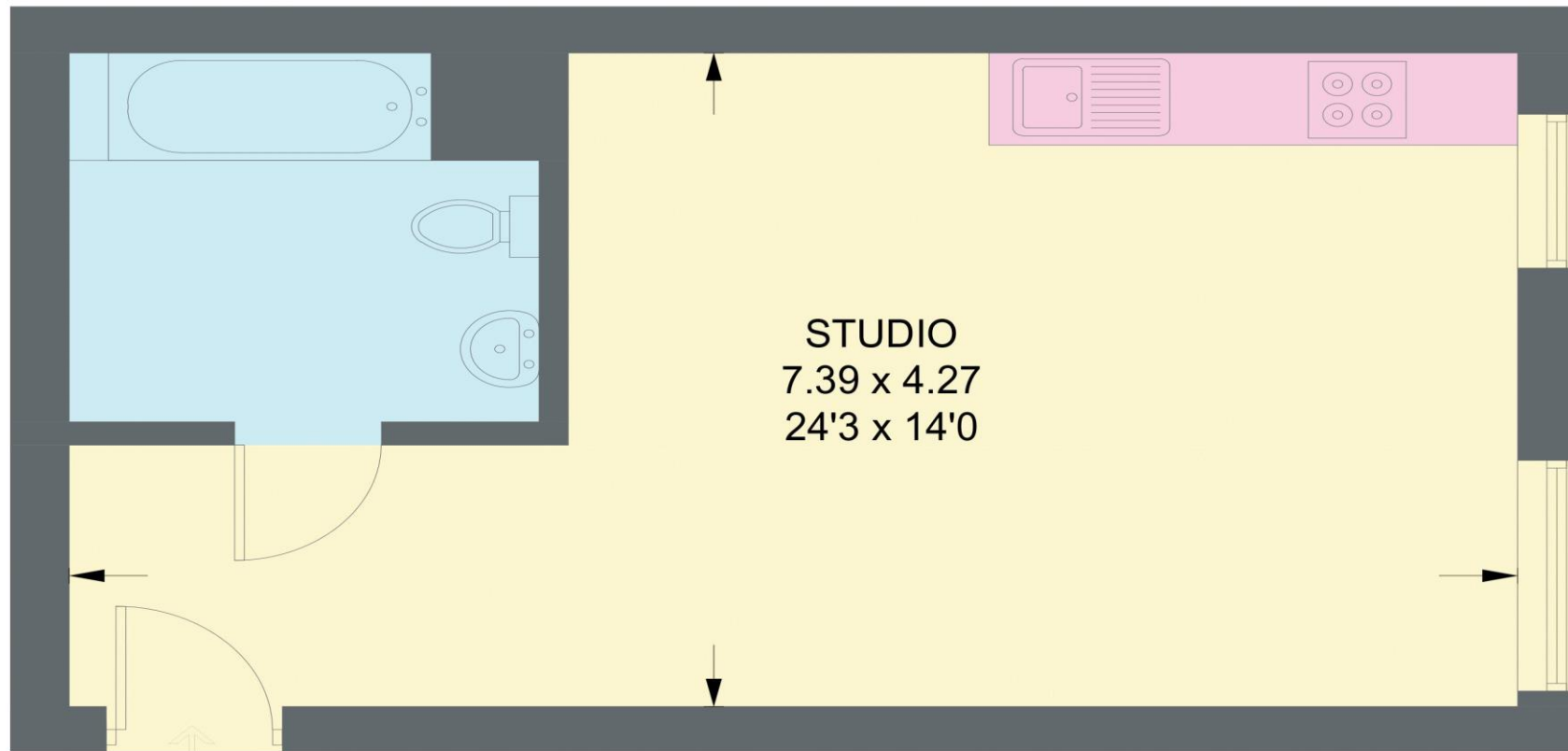
A well-presented first floor studio apartment close to Kelham Island and Sheffield City Centre. A sympathetically restored development retaining most of the original building and features. There is a secure gated entrance with security code entry into the development. The apartment is located through a secure intercom entry up one flight of stair on the first floor. A private entrance door opens into the spacious studio apartment. The open plan living/dining/kitchen has wood effect laminate flooring, neutral decor and 2 generous windows 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 bathroom is partially tiled, equipped with a modern white suite, bath, overhead shower and heated towel rail/ 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. Cash Investors Only - Tenant in situ until 12/05/24 Leasehold 125 years 01/07/2006 £150pa Service Charge £671.25/6 months



- First Floor Apartment
- Sympathetically Restored Development
- Generous Modern Bathroom
- Combination Boiler & Double Glazing
- Light & Airy Open Plan Living Space
- Close to Kelham Island & City Centre
- No Chain, CASH INVESTORS ONLY
- Service Charge £671.25/6 months
- Leasehold 125 years 01/07/2006 £150pa
- Council Tax Band A, EPC Rating B

35 CUTLERY WORKS

APPROXIMATE GROSS INTERNAL AREA = 340 SQ M / 31.6 SQ FT



IN
FIRST 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.