







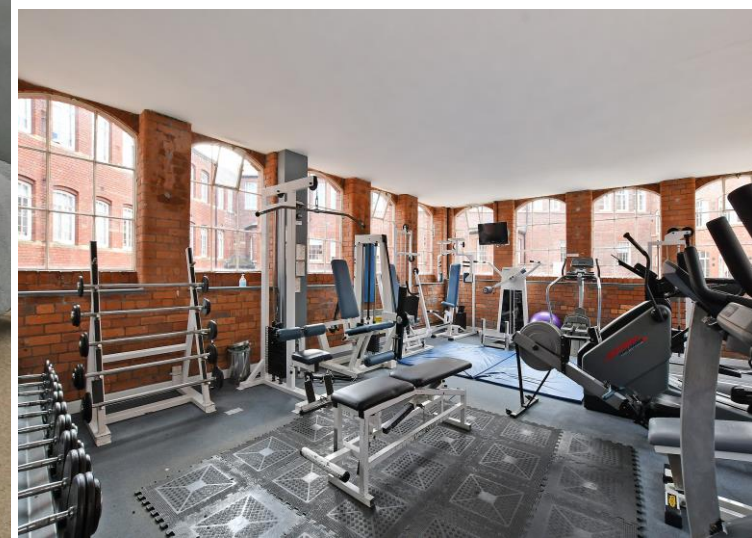
Apartment 24 Cornish Place

Cornish Street • Kelham • S6 3AF

Guide Price £265,000 - £275,000

A unique, stunning 1 bedroom (with mezzanine), ground floor apartment located within this historical, former cutlery works, Grade 2 listed development in the heart of Kelham Island. Sympathetically restored and stylishly presented throughout in a modern style which complements the superb original features retained including wooden beams, steels and exposed brickwork. Impressive riverside views. Allocated parking space, use of communal gym, secure on-site bike store and resident guest accommodation available from £25/night. An external door opens into the communal reception which leads to 2 ground floor apartments. A private entrance to the apartment then opens into a very useful reception lobby with space for coat, shoe and bag storage. An inner door leads to the impressive hallway fitted with rustic French oak chevron styled floor which continues through to the stunning open plan living space. A perfect blend of industrial charm and modern décor creates a truly stylish home. The kitchen is fitted with dark units topped with stainless worktops and undercounter lights and a range of Smeg appliances. Features exposed brick, steel beams and interesting remnants of the old cutlery works with imposing arched windows which frame the riverside views and Kelham beyond. Enhanced by a mezzanine floor offering a versatile elevated space taking full advantage of the views, creating a versatile area for occasional bedroom, office or snug. The rear facing double bedroom is presented in cosy, modern tones, featuring exposed elements, neutral carpet and riverside views. The shower room is equipped with underfloor heating, generous shower enclosure, floating handwash basin and spacious storage cupboard housing the Vaillant combination boiler. The development is located in the heart of thriving Kelham Island with its fantastic range of independent, cafes, restaurants and bars, and is well placed for the city centre, hospitals, universities and Supertram network.





- Stunning Ground Floor Apartment
- Double Bedroom & Spacious Mezzanine
- Unique Original Features Throughout
- Fashionable Kelham Island
- Former Cutlery Works – Industrial Heritage

- Secure Allocated & Visitor Parking
- Access to Gym and Guest Rooms
- S/C £2000pa Poolman Property Management
- Leasehold with Share of Freehold (no ground rent)
- Council Tax Band C, EPC Rating C



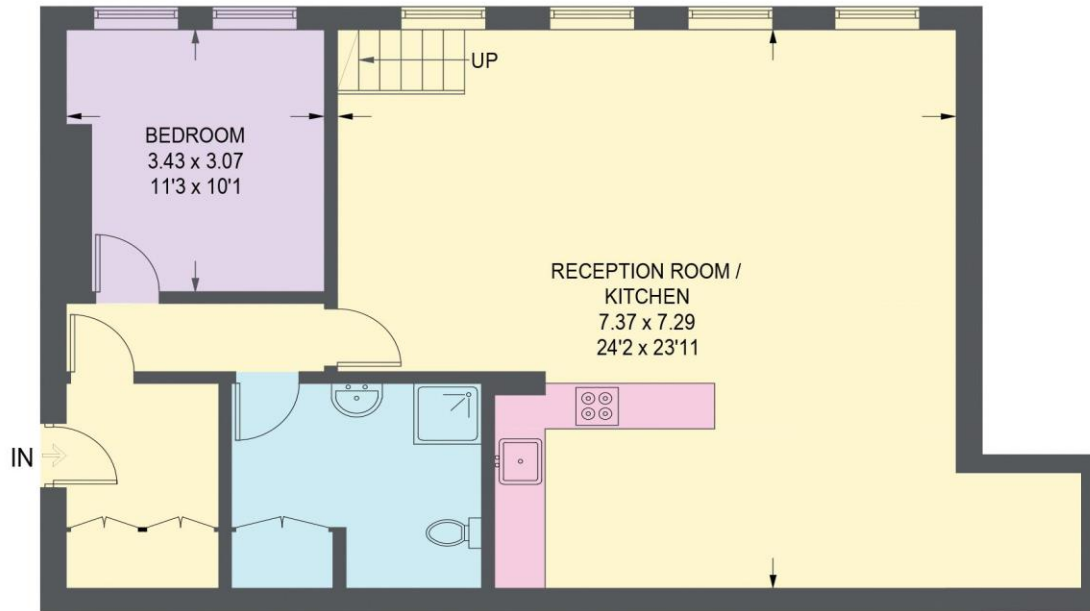


24 CORNISH PLACE

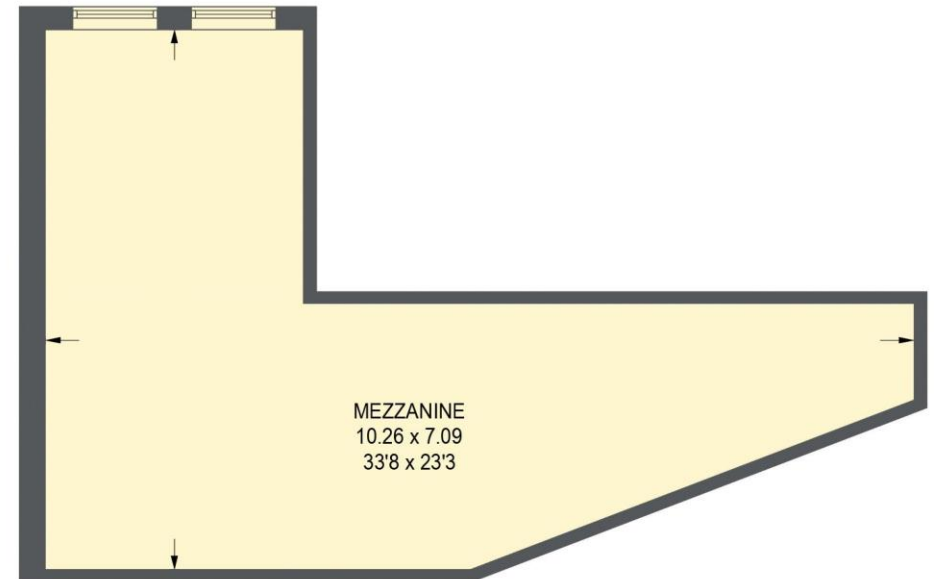
APPROXIMATE GROSS INTERNAL AREA = 77.4 SQ M / 833 SQ FT

MEZZANINE = 41 SQ M / 441 SQ FT

TOTAL = 118.4 SQ M / 1274 SQ FT



GROUND FLOOR - 77.4 SQ M / 833 SQ FT



MEZZANINE - 41 SQ M / 441 SQ FT

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



haus

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