



Spencer.

39, Cornwall Works, Kelham, S3 8SJ

Buy —

this superb two double bedroom penthouse apartment with open plan living and a large balcony.

— from *Spencer.*

- Penthouse apartment
- Two double bedrooms
- Large double aspect balcony
- Light and airy open plan lounge kitchen diner
- Secure and popular development
- Ideal for owner occupier or investor
- Excellent location in the heart of Kelham
- Council Tax Banding-C
- EPC Rating-C
- What3words:///races.harsh.jungle

Offers Around

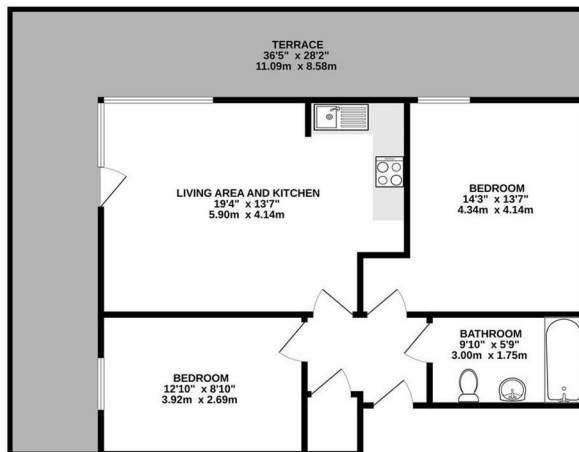
£165,000





Floorplan

THIRD FLOOR
CEILING HEIGHT 2.39 M
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent make no guarantee as to their accuracy or otherwise and the plan is made with the best of intentions.



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948