

## Great Central, Chatham Street, Kelham Island, Sheffield S3



**Prices from £230,000 Leasehold**



- Luxury Residential Development
- 131 Units Over 8 Floors
- Prices From £230,000
- Hands Off Investment
- Fantastic Long Term Investment

- Ultra High Specification
- Parking Available
- Kelham Island District
- ASSURED 6% RENTAL RETURN FOR FIRST TWO YEARS!
- Reserve TODAY!

INVEST IN SHEFFIELD!! OFF PLAN INVESTMENT OPPORTUNITY! THREE BEDROOM APARTMENTS FROM £230,000!! FULL SPECIFICATION, DETAILS AND BROCHURE AVAILABLE UPON REQUEST.

ASSURED 6% RENTAL RETURN FOR FIRST TWO YEARS!

BRAND NEW LUXURY RESIDENTIAL APARTMENTS LOCATED IN THE KELHAM ISLAND DISTRICT DUE FOR COMPLETION IN 2020 - THREE BEDROOM APARTMENTS FROM £230,000 - RESERVE YOURS TODAY VIA BELVOIR!

Great Central is a brand new development consisting on 131 luxury one, two and three bedroom apartments that are located riverside in the Kelham Island District - THE place to live in Sheffield! Set over 8 storeys, each apartment will be finished to the highest standards with designer kitchens, luxury bathrooms and will all be fully furnished.

The development is located less than a mile from Sheffield city centre and will feature a landscaped courtyard, the option to add parking and secure bicycle storage.

### Location

Kelham Island's riverside setting, central square and award winning pubs, bars and restaurants ensure that it is going to remain the most desirable area to live and invest in across the entire city. The area attracts an eclectic mix of residents and is ripe for investment, and has become 'the place to be' for every social occasion, due to award winning real ale pubs and the Kelham Island Brewery; the Kelham Island Tavern is the only pub to have won the CAMRA National Pub Of The Year Award for two years running!

### Why Sheffield?

Sheffield remains the next buy to let investment hotspot within the North due to multi-million pound commercial and government investment by 2021, rising property prices and the city being recently named as the best city for university graduates in the UK.

The former industrial area of Kelham Island is on track to become the most desirable area to live within Sheffield, due to its eclectic mix of real ale pubs, award winning restaurants and riverside bars. This is being reflected in rapidly increasing property prices for residential and buy to let investment, as well as rental demand that is soon to overtake the City Centre.

Over 65,000 students study at Sheffield's two universities, including more than 7000 international students. The city recently topped a list of university cities that could benefit from more student accommodation; the universities are only able to provide 11,369 bedrooms to more than 46,890 full time students, leaving a massive 76% looking for accommodation in the private rented sector. Knight Frank has recently forecast this student population will increase by 15-20% over the next 5 years.

### Reservation Process

- Choose your plot with one of our specialist consultants
- Pay your £5000 deposit
- 25% payable on exchange of contracts and 50% furniture pack costs
- 15% payable 6 months after exchange
- Balance on completion

### Additional Information\*

- Tenure: Leasehold
- Lease: 250 years from build
- Furniture pack price - £4000
- Service Charge: £1633.00 per annum
- Ground Rent: £250.00 per annum

\*Advised by Vendor

### Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.

