



we are
morfittsmith

Cornish Place
Kelham Island
Sheffield
S6 3AF



**A charming Kelham island 2-bed apartment:
Cornish Place.**

Located in a listed Victorian building with an impressive range of communal on-site facilities, this is a home with plenty of character.





Time to explore:

Cornish Place can be found in the fashionable Kelham Island District just north of Sheffield's city centre. This urban village has been gaining a sterling reputation among Sheffield regions for some years and with good reason. This community enjoys superb accessibility thanks to its prime location on the fringes of the city centre, whether via car, public transport or on foot. This affords you unlimited access to a wealth of amenities, ranging from the popular Moor Market to the impressive Sheffield Theatres complex. Local attractions are in no short supply either, including a range of artisanal shops, bars and restaurants. The Ponderosa and Stanley Fields give you access to stunning green spaces within easy reach, and the beautiful riverside location of Cornish Place gives this distinctive industrial building complex a rare sense of tranquillity.



Step inside your new home:

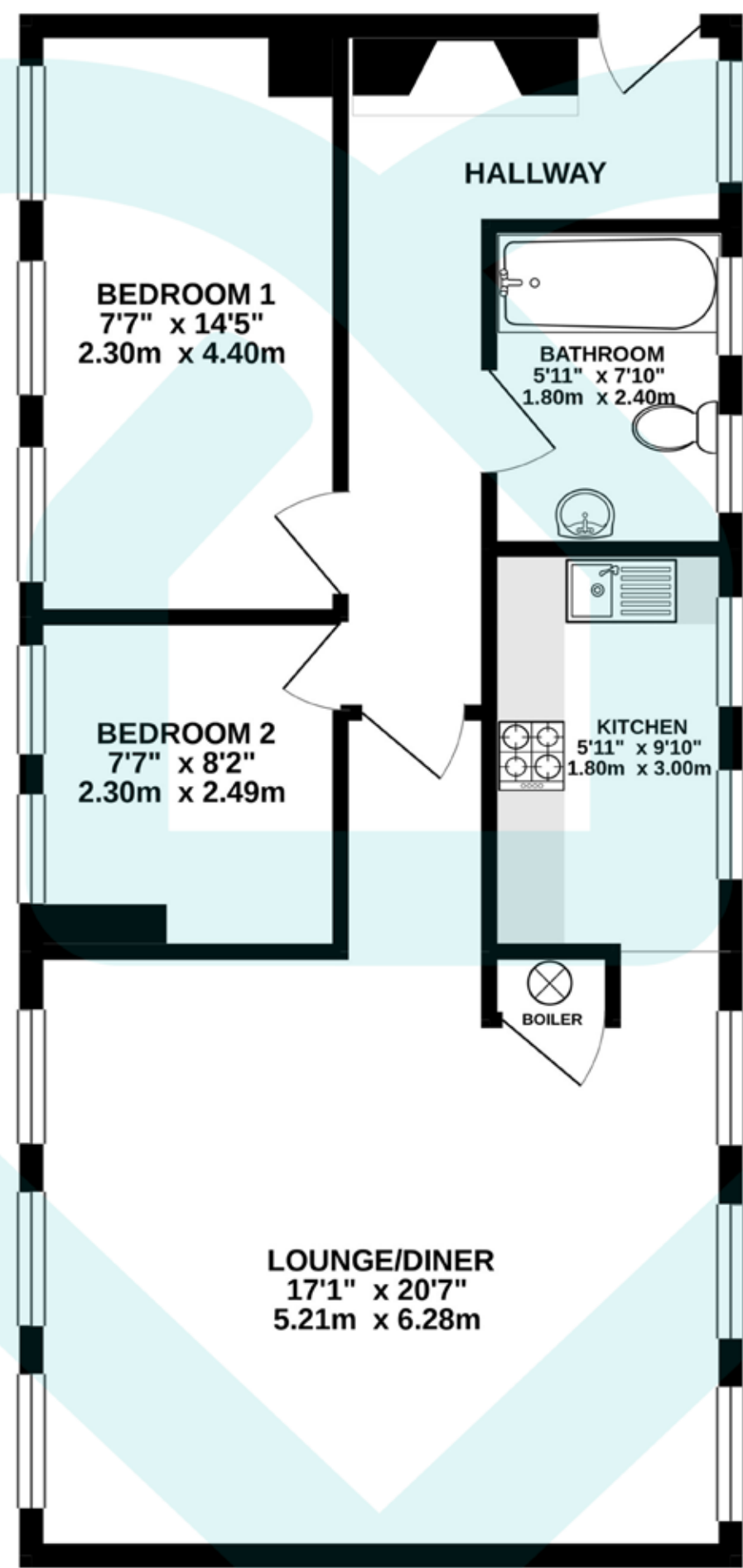
Cornish Place can be found on the second floor of this charming development. In keeping with the industrial origins of the building, this home boasts gorgeous heritage features throughout, including exposed brickwork and an exquisite original fireplace structure in the hallway. The rooms comprise two lovely bedrooms, a bathroom, kitchen, and open-plan lounge/diner. Bedroom 1 is a lengthy room with three windows that bathe it in abundant natural light. Bedroom 2 is cosier in scale and would make an ideal children's room or office space. The bathroom is generous in size with a pristine three-piece suite. The lounge/diner is a highly versatile environment with lovely wooden flooring and ample space for any living and dining functions. An open archway connects this space to the kitchen, a smart space with smart fittings and units, making it ideal for family meals or hosting guests.







GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Exceptional On-Site Facilities.

One of the great advantages of this charming historic conversion is the range of on-site facilities exclusive to residents of Cornish Place. Firstly, there is secure-gated allocated parking, making this a highly convenient spot for commuters and giving you a real sense of safety and privacy in your own home. Secondly, there is a large on-site gym featuring a wide range of equipment. And finally, there are two resident's guest houses, each of which can be booked from £20 a night. These are delightfully maintained, with a large dual aspect living space, an immaculate wet room, and a smart kitchenette. These guest rooms enjoy the same striking heritage features and exposed brickwork consistent throughout the buildings of Cornish Place.





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