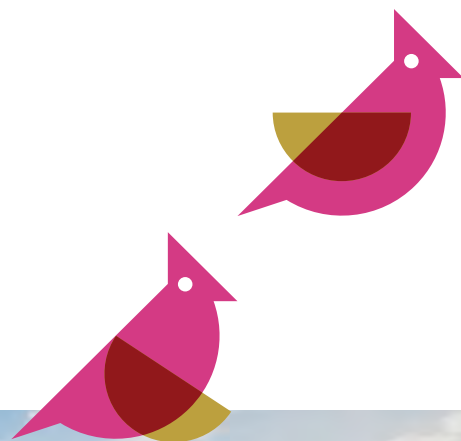


Kelham Central

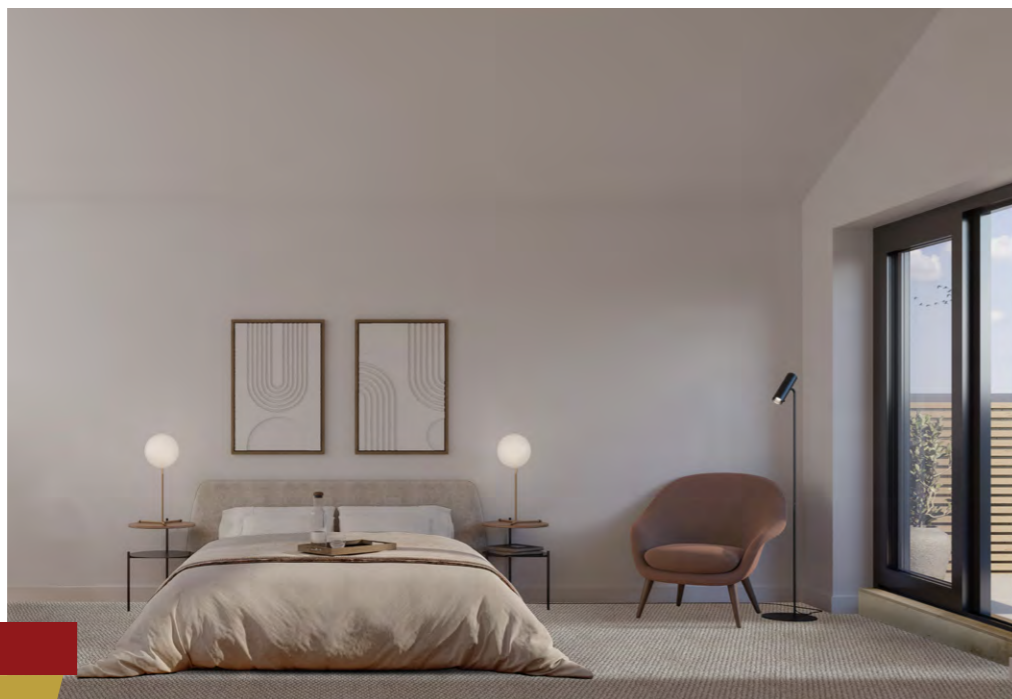


3 bedroom townhouses available to
rent through Rent to Buy

People. Places. Purpose.

Plumlife
property
management





Welcome to Kelham Central

We're delighted to welcome you to Kelham Central, a stunning collection of three bedroom townhouses situated in Kelham Island, a dynamic neighbourhood in the heart of Sheffield.

Once a major centre of manufacturing, Kelham Island now offers contemporary living amidst a vibrant community. Enjoy trendy cafés, independent restaurants and lively bars all within walking distance. Just a stone's throw away from Sheffield City Centre, this development blends modern convenience with former industrial charm, making this an ideal place to call home for people from all walks of life!

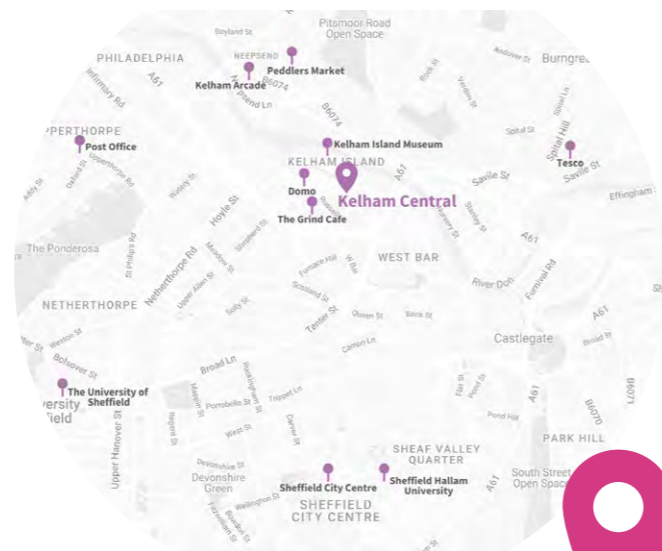
At Kelham Central, we're bridging the gap between renting and home ownership. You'll rent at a discounted market rate, giving you the chance to save for a deposit to buy your townhouse in the future, on a timescale that suits you. Rent to Buy is the supported route to home ownership, and your step-by-step way to buying your own townhouse.



Kelham Island, Sheffield

Kelham Island is a vibrant neighbourhood in Sheffield known for its trendy atmosphere and rich industrial heritage. Residents will find themselves immersed in a lively social scene, surrounded by the beating heart of Sheffield. With a wide range of activities and amenities on your doorstep, it's easy to see why Kelham Island made it onto TimeOut Magazine's "Coolest Neighbourhoods in the World" list in 2022.

This prime location is surrounded by an array of popular independent bars and restaurants, including the crowd favourite Domo and the charming Grind Cafe. For those seeking a unique shopping experience, the Kelham Arcade is within easy reach, and if that's not enough then Sheffield City Centre is just minutes away, ensuring that everything residents need is right at their fingertips. The area is well-connected, with transport links such as Sheffield Train Station within walking distance. Kelham Island also offers proximity to renowned educational institutions, providing an ideal location for students and professionals alike. Kelham Island truly provides an unparalleled opportunity to enjoy the very best that Sheffield has to offer.



Map data ©2023 Google



Nearby to Kelham Central

Kelham Island Museum	🚶 2 mins	Kelham Deli	🚶 4 mins	Sheffield Hallam University	🚶 18 mins
Peddlers Market	🚶 10 mins	Tesco Supermarket	🚗 3 mins	Sheffield City Centre	🚗 8 mins
Domo	🚶 2 mins	Post Office	🚗 6 mins	Sheffield Business Park	🚗 11 mins
The Grind Café	🚶 6 mins	The University of Sheffield	🚶 17 mins		
Kelham Arcade	🚶 10 mins				

Getting around in Kelham Island

- Sheffield Train Station 🚶 23 mins
- Waingate Bus Stop to Town Centre 🚶 11 mins
- Shalesmoor Tram Stop 🚶 9 mins
- A57 – Links to Manchester 🚗 16 mins



Did you know?

This remarkable area is home to the Kelham Island Museum, which features the River Don Engine, the most powerful working steam engine in Europe! Originally built in 1904, this massive engine was used to roll armour plates for battleships. Today, it delights visitors with live demonstrations, showcasing the area's rich industrial heritage and adding a unique historical charm to the neighbourhood!



Kelham Central



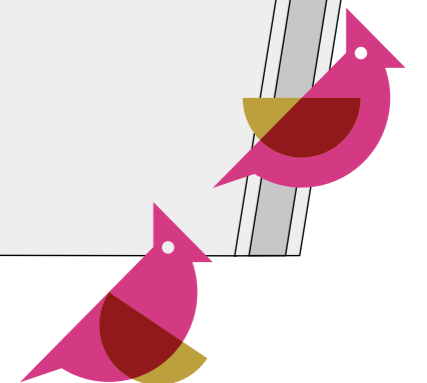
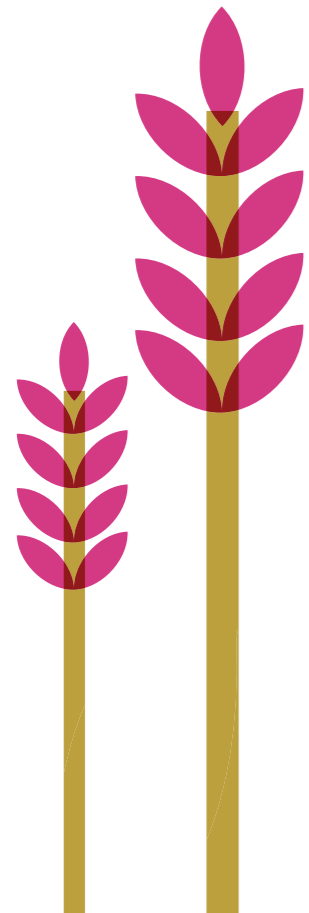
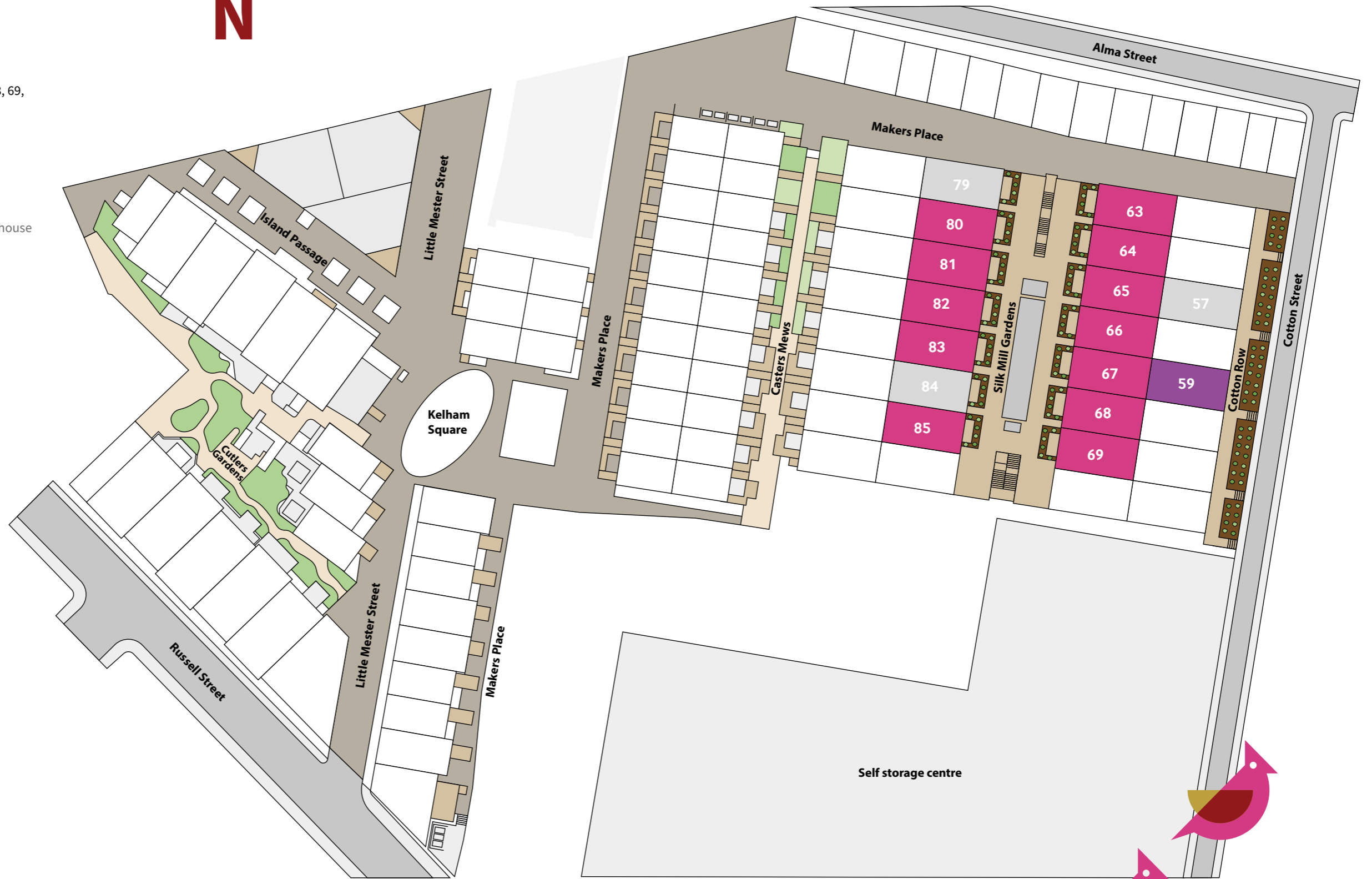
The Foundry

3 bedroom townhouse
Plots 63, 64, 65, 66, 67, 68, 69,
80, 81, 82, 83, 85



The Heritage

3 bedroom deluxe townhouse
Plots 59



*Plots 57, 79 & 84 sold through the Shared Ownership scheme



The Foundry

3 bedroom townhouse

Plots: 63, 64, 65, 66, 67, 68, 69, 80, 81, 82, 83, 85

Sq.m: 121

Sq.ft: 1,302



Ground Floor

Lounge

Metres: 4.8 x 3.2
Feet: 15.7 x 10.4

Dining Room

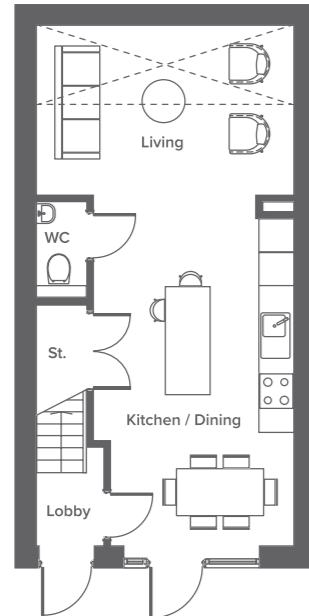
Metres: 3.3 x 1.9
Feet: 10.8 x 6.2

Kitchen

Metres: 3.7 x 4.1
Feet: 12.1 x 13.4

W/C

Metres: 1.5 x 0.9
Feet: 4.9 x 2.9



First Floor

Second Bedroom

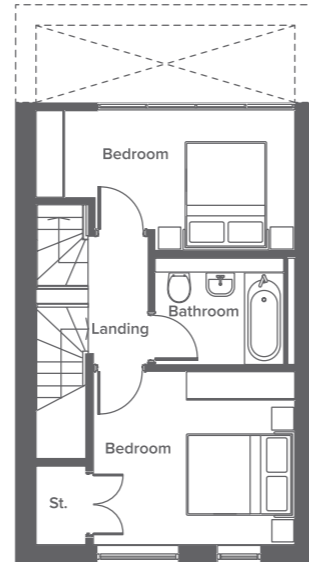
Metres: 4.7 x 2.5
Feet: 15.4 x 8.2

Third Bedroom

Metres: 3.1 x 3.7
Feet: 10.1 x 12.1

Bathroom

Metres: 1.9 x 2.4
Feet: 6.2 x 7.8



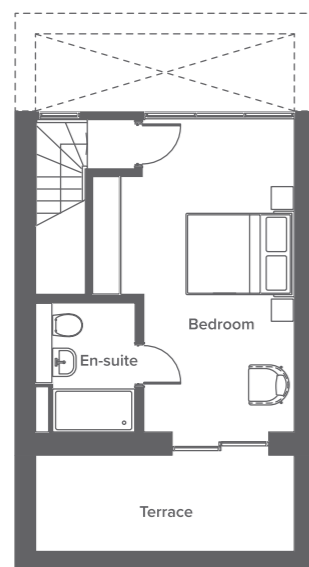
Second Floor

Master Bedroom

Metres: 3.7 x 5.7
Feet: 12.1 x 18.7

Ensuite

Metres: 2.3 x 1.8
Feet: 7.5 x 5.9



The Heritage

3 bedroom deluxe townhouse

Plots: 59

Sq.m: 123

Sq.ft: 1,327



Ground Floor

Lounge

Metres: 4.8 x 3.2
Feet: 15.7 x 10.4

Dining Room

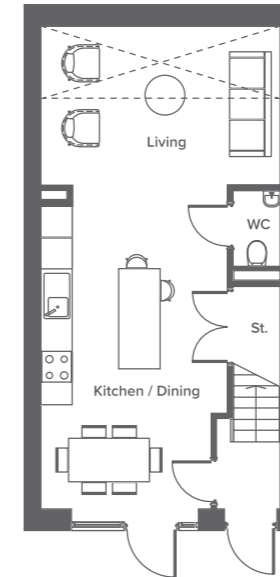
Metres: 3.3 x 1.9
Feet: 10.8 x 6.2

Kitchen

Metres: 3.7 x 4.1
Feet: 12.1 x 13.4

W/C

Metres: 1.5 x 0.9
Feet: 4.9 x 2.9



First Floor

Mezzanine Room

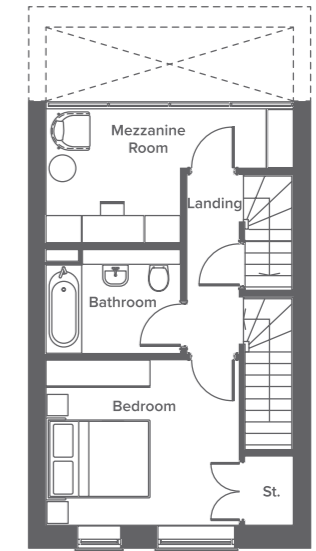
Metres: 3.1 x 3.7
Feet: 10.1 x 12.1

Third Bedroom

Metres: 4.7 x 2.5
Feet: 15.4 x 8.2

Bathroom

Metres: 2.0 x 2.6
Feet: 6.5 x 8.5



Second Floor

Master Bedroom

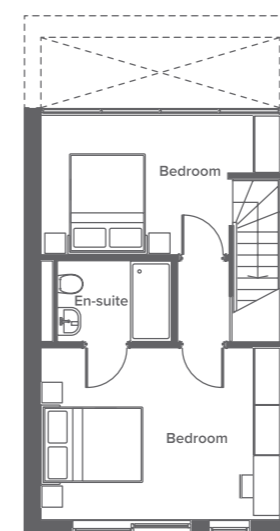
Metres: 3.3 x 4.7
Feet: 10.8 x 15.4

Ensuite

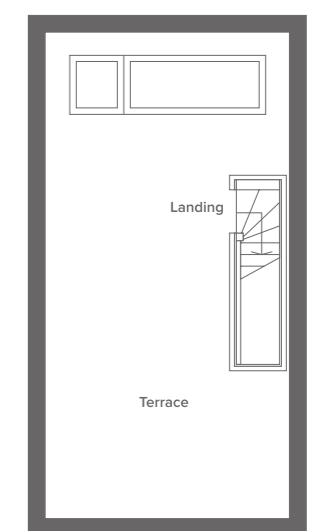
Metres: 2.2 x 1.5
Feet: 7.2 x 4.9

Second Bedroom

Metres: 2.7 x 4.7
Feet: 8.8 x 15.4



Roof Terrace



Disclaimer

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Specification

Kitchen

- Contemporary fitted Howdens kitchens
- Bosch fan oven and 4 zone induction hob
- Integrated fridge/ freezer
- Integrated dishwasher
- Plumbed for a washing machine in the utility cupboard

Bathroom

- Contemporary chrome bathroom fittings
- Ceramic wall and floor tiles to bathroom & en-suite
- Chrome heated towel rails to bathroom & en-suite
- Shower over the bath

Internal features

- Dulux Supermatt white paint to internal walls
- Chrome ironmongery to doors
- LED downlights to kitchen and bathrooms
- Laminate flooring to the ground floor, with carpet to the upper floors
- Nest-controlled heating and hot water systems

External features

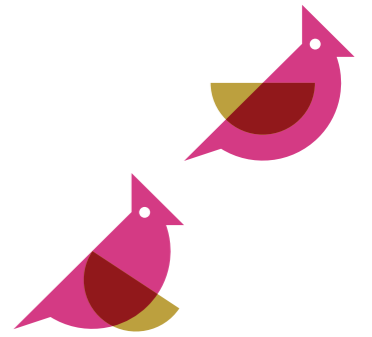
- Roof terrace and balconies
- Communal gardens
- Allocated parking space for one car in a secure car park.

General

- Q Assure New Homes Warranty
- Broadband provided – City Fibre



- The homes at Kelham Central are part of a larger development by CITU. Once all building work is completed, the development will have its own Community Interest Company (CIC), which is made up of Kelham Central residents. The CIC will be responsible for negotiating contracts with utility providers – including internet providers – for the whole development collectively. Residents will receive monthly bills for the electricity and internet from Sycous, a 3rd party billing management company.
- The CIC will also collectively decide things like who provides the services covered by the service charge. The service charge covers communal area cleaning, grounds maintenance, regular testing of shared spaces & Fire Risk Assessments for the development, communal electricity, general maintenance and repairs, accountancy fees, compliance management, pest control, window cleaning, insurance and out-of-hours services.



Scan for more information



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What is Rent to Buy?

The Rent to Buy scheme is effectively a way you can 'try before you buy'. Supporting you while you find your own way to own.

If you're not quite ready to buy a home and need a little help to save a deposit, the Rent to Buy scheme could be the perfect solution for you. You'll rent at a discounted market rate giving you the chance to save for a deposit to buy your townhouse in the future. But there's no rush, and you don't have to make the decision next week.

At Kelham Central, you won't even need to make it next year. The whole point is easing you into the process one step at a time.



How much can I save with Rent to Buy?

With Rent to Buy, you can rent your home at an affordable discounted rate (usually up to 20% lower than average local market rents) for up to five years while you save to buy all of your townhouse or a share of it in the future.

That 20% goes straight back into your savings, meaning you're building up your deposit from day one.

Based on this, here's an example of how much you could save.



Market Rate
£1,000 a month
Rent to Buy
£800 a month
Saving
£200 a month



Total saved after five years
£12,000
(Plus any interest you've made)
This £12,000 could then be used as a deposit to purchase your townhouse.

Who is eligible?

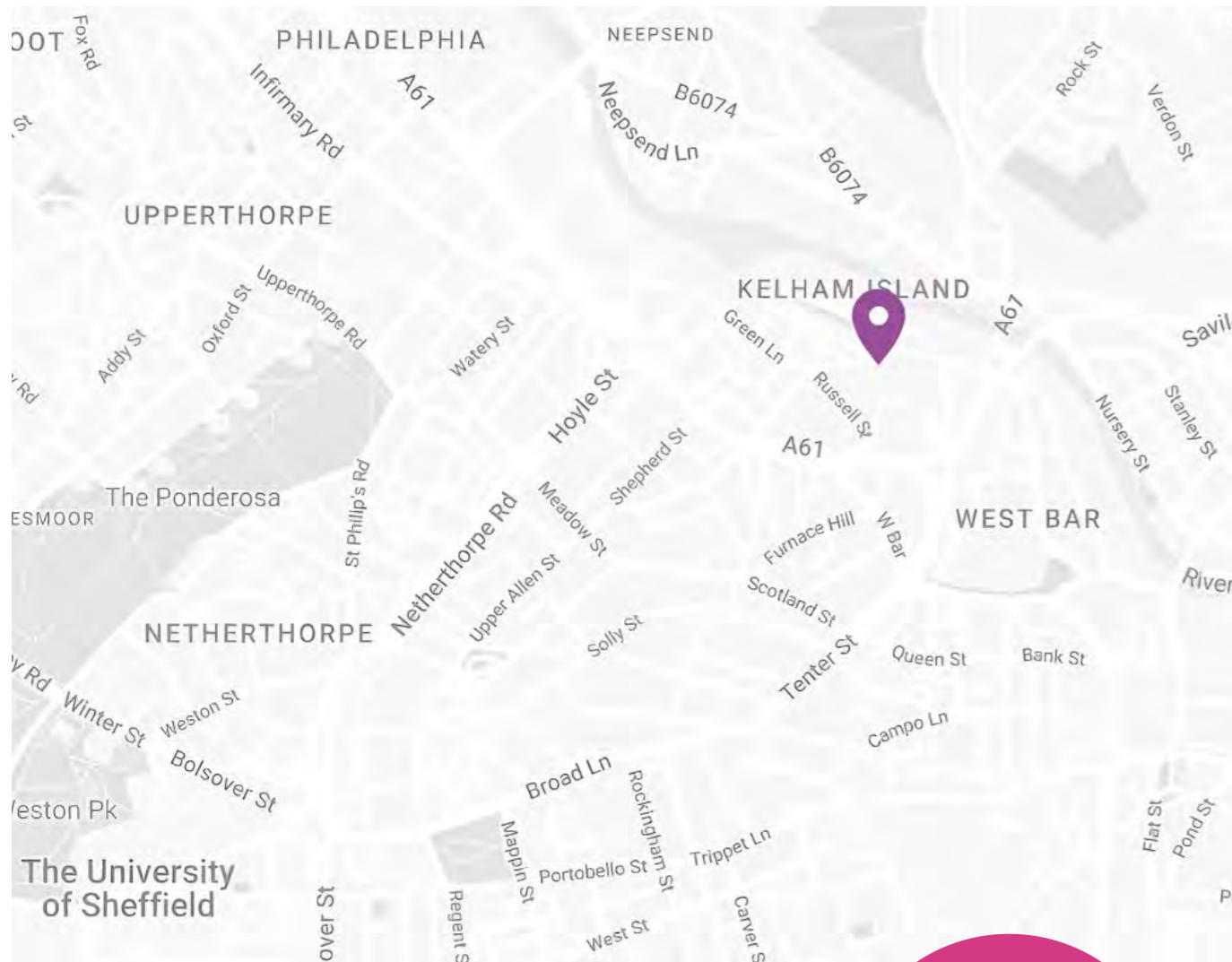
Certain key eligibility criteria apply to Rent to Buy, applicants must:

- Be first-time buyers, unless they are returning to the market following a personal incident such as a relationship breakdown which has meant the applicant has needed to leave their home.
- Be working, and intending to buy their own home in the future.
- Be unable to purchase right now via the open market.
- Be able to pay a rental deposit equivalent to a month's rent.
- Have a household income of less than £80,000 per year



When asked what she would say to others considering the scheme, Olivia's advice is simple: "Go for it. It's a great option for anyone - couples, single people, or anyone going through a change in circumstances. It's a lovely way to get into renting and eventually onto the property ladder."

Find out how Olivia was able to make the move back to her Northern roots, thanks to Plumlife Homes and Rent to Buy at plumlife.co.uk/customer-stories



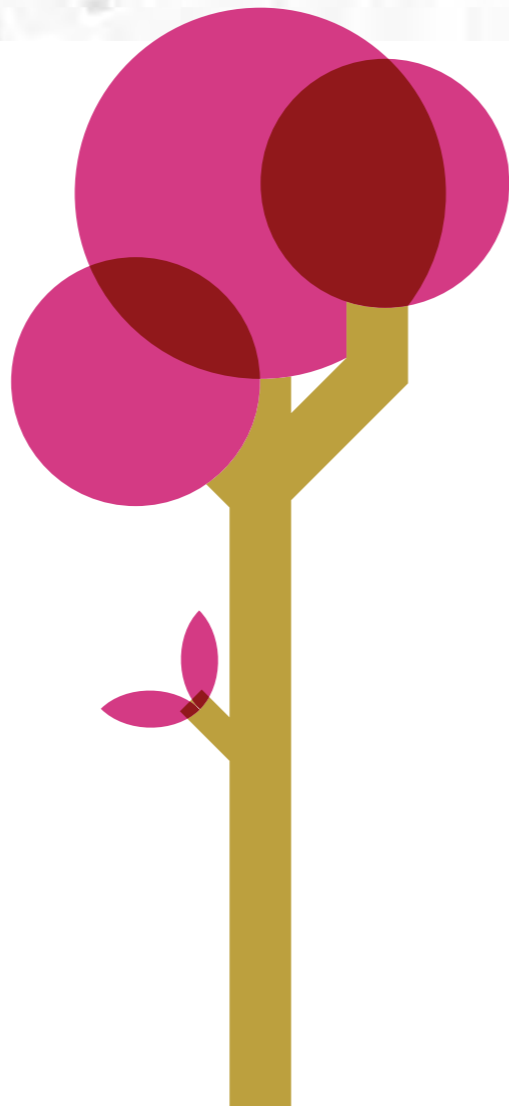
How to find us

Kelham Island boasts excellent transport links, offering easy access to Sheffield City Centre. This area is well-served by public transport, including buses, trams and trains, connecting you to major destinations around Sheffield. Convenient road connections also provide quick routes to the M1 motorway, facilitating travel to Leeds, Manchester and beyond.

To find our development, follow Upper Hanover St and at the roundabout, take the 3rd exit onto Netherthorpe Rd. Continue onto Hoyle St and at the roundabout, take the 2nd exit onto Shalesmoor/A61. Turn left onto Alma Street where you will find the development.

The development is a:

- 23 minute walk to Sheffield Train Station
- 11 minute walk to Waingate Bus Stop
- 9 minute walk from Shalesmoor Tram Stop



60

The number of years that Plumlife's parent company has operated, albeit under a different name!

25,000

The number of homes that we manage, alongside our parent company Great Places Housing Group

£100k

The amount we invest annually into a network of community centres

People. Places. Purpose.

Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

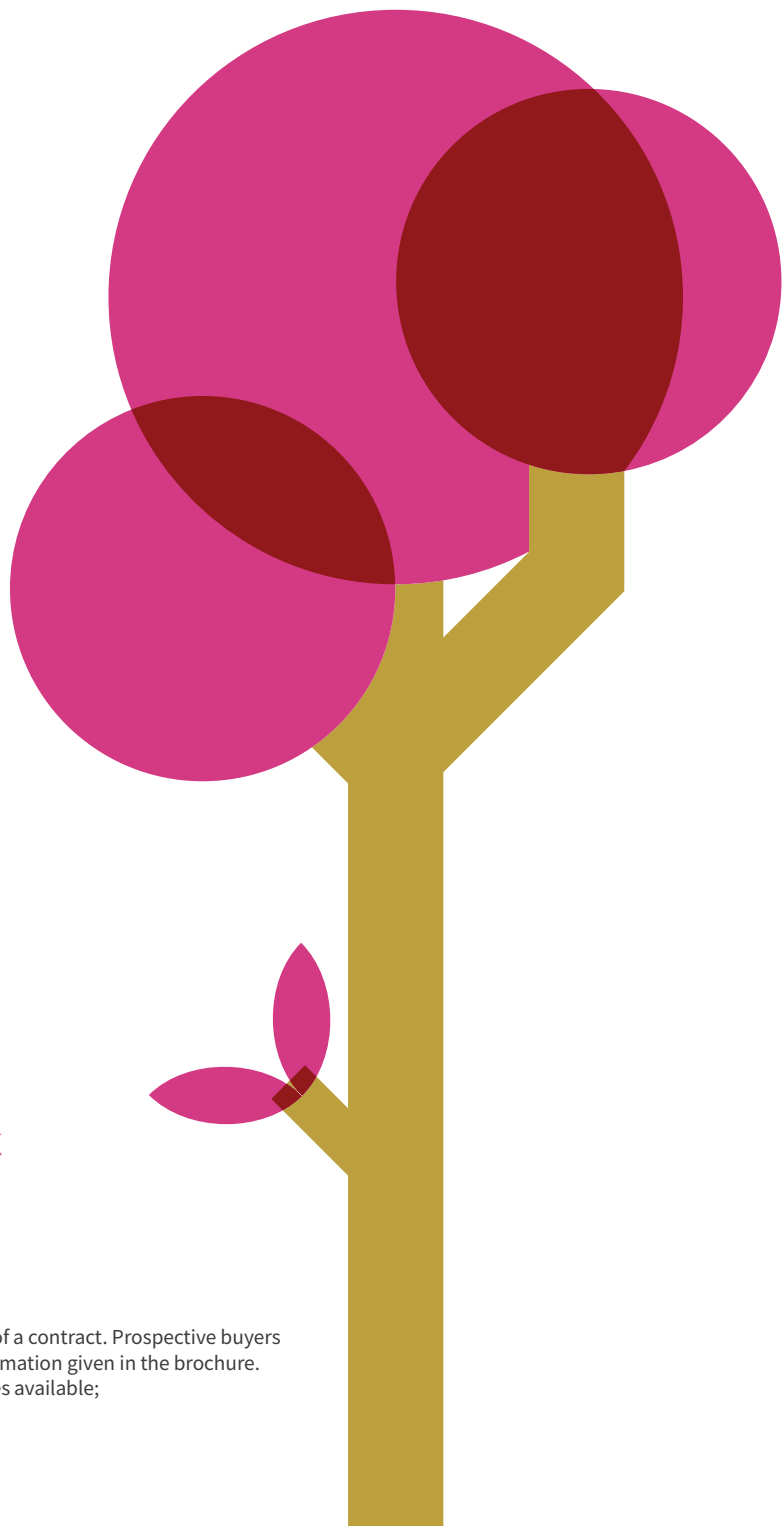
We've been helping first-time buyers with affordable home ownership for more than 25 years. Our 'People. Places. Purpose.' Strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

We're part of Manchester based Great Places Housing Group, our multi-award winning teams specialise in offering first-time buyers affordable homeownership solutions, via options including Rent to Buy. We're known for

innovative and exciting developments designed to meet the lifestyles and aspirations of our customers. Our Plumlife Management team manage over 7,500 leasehold, shared ownership and rented properties across the North West, providing high-quality facilities management and lettings services. So you can feel safe, knowing you're in experienced hands.



People. Places. Purpose.



0161 447 5050 / www.plumlife.co.uk

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