

APARTMENT 1 WESTBOURNE MANOR



BLENHEIM





LUXURY APARTMENT LIVING IN THE HEART OF BROOMHILL



REAR SEATING TERRACE

Located in the highly sought-after area of Broomhill and within a beautiful nineteenth century building is this outstanding two bedroomed duplex apartment. Stylishly decorated and filled with natural light, Apartment 1 Westbourne Manor offers unique character throughout its wonderful living spaces.

This fabulous home has the benefit of a private entrance and allocated, secure parking for one vehicle behind electric gates. Stepping through the front door, the vaulted ceilings with exposed timber trusses that span the reception hall and dining kitchen are immediately striking. Double doors with glazing separate both rooms and lead the eye straight to the rear of the property where pleasant views can be enjoyed.

The dining kitchen adds a modern twist to the home with its sleek handleless kitchen and quartz surfaces. A range of integrated Neff appliances add a touch of luxury, whilst the dining area offers ample space for casual dining and entertaining. A timber door connects to a private decked terrace that showcases a water feature pond, seating and planters, and is a tranquil spot for relaxing outdoors.



LOUNGE



DINING KITCHEN

A bright reception room is offered by the lounge, which has the potential to be used as a third bedroom if desired. The master bedroom is generously proportioned with plenty of storage solutions and a superb en-suite shower room. The second double bedroom is located on the lower ground floor, with direct access to a communal courtyard that is shared between three apartments, plus a luxurious bathroom featuring Burlington chrome ware.

The property is within walking distance of the many amenities in Broomhill, including shops, restaurants, cafes and public houses. Sheffield's private and NHS hospitals are extremely accessible within a short drive or walk. Close by are a range of highly regarded public and private schools, including Sheffield Girls', Westbourne Junior and Senior School, Birkdale School and Tapton Secondary School. Sheffield's universities and city centre are also easily reachable. For outdoor adventures and local attractions, The Peak District offers many points of interest within a short journey.

The property briefly comprises of on the ground floor: Reception hall, dining kitchen, inner hallway, lounge, master bedroom, airing cupboard and master en-suite shower room and rear seating terrace.

On the lower ground floor: Hallway, bedroom 2, under-stairs storage cupboard, bathroom and linen cupboard.

GROUND FLOOR

From Westbourne Road, intercom operated, electric sliding gates open to the communal car park at the front of the building. Within the car park, Apartment 1 has one allocated parking space and access can be gained to the main entrance door.

A timber door with double glazed obscured panels and a double glazed obscured panel above opens to the:

feature, which adds a sense of tranquility to the space, and the terrace is fully enclosed, creating a private oasis.

Reception Hall

18'10 x 9'9 (5.74m x 2.98m)

An inviting reception hall with front facing timber double glazed obscured panels, vaulted ceiling with exposed trusses, Velux roof windows and a pendant light point. Also having a central heating radiator, intercom handset, telephone point, audio output/input point, deep skirtings and oak flooring. Two built-in cupboards provide useful storage and have cloaks hanging and shelving. Original double timber doors with glazed panels and matching side and above panels open to the dining kitchen. An opening also gives access to the inner hallway.

Dining Kitchen

29'8 x 10'1 (9.04m x 3.08m)

The focal features of this stunning dining kitchen are the rear facing timber double glazed windows that frame superb views and the vaulted ceiling with exposed trusses. Also having Velux roof windows, pendant light points, recessed lighting, central heating radiator, recessed alcove with shelving, TV/aerial point, deep skirtings and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, splash backs, under-counter lighting and an inset Clearwater 1.0 bowl stainless steel sink with a brushed steel mixer tap. The appliances are by Neff and include a four-ring induction hob, fan assisted Slide-and-Hide oven, microwave oven, warming drawer, dishwasher and a full-height fridge/freezer. There is also a CDA wine cooler. A timber door with a double glazed panel opens to an external staircase, which leads down to the rear seating terrace.

Rear Seating Terrace

22'3 x 14'9 (6.78m x 4.50m)

A pleasant composite decked terrace with exterior lighting, and an external power point. Around the perimeter are raised planters containing mature trees and shrubs, plus seating benches. There is also a fish pond with a water

Inner Hallway

Having a recessed light point and timber doors opening to the lounge and master bedroom.

Lounge

15'3 x 11'6 (4.66m x 3.51m)

A light-filled reception room with a rear facing timber double glazed window, recessed lighting, picture rail, central heating radiator, TV/aerial point and deep skirtings. There is also an under-stairs cupboard that provides storage. The lounge allows flexibility to be used as a third bedroom, if required.

Master Bedroom

12'10 x 12'5 (3.90m x 3.79m)

A wonderful master bedroom suite with a front facing timber double glazed window, pendant light point, central heating radiators and deep skirtings. There is a range of fitted furniture, incorporating short hanging and shelving. Double timber doors open to the airing cupboard. A timber door also opens to the master en-suite shower room.

Airing Cupboard

Housing the Tempest hot water cylinder and fitted shelving.

Master En-Suite Shower Room

A high-quality en-suite shower room with a front facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises a Duravit low-level WC and a wall mounted Kast wash hand basin with a Crosswater chrome mixer tap. To one wall is a shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.



DINING KITCHEN



DINING KITCHEN



LOUNGE



DINING KITCHEN



LOUNGE





MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



REAR SEATING TERRACE



VIEW



LOWER GROUND FLOOR

From the inner hallway, a staircase with an oak hand rail and balustrading leads down to the:

Hallway

Having a pendant light point, an intercom handset, a central heating radiator and deep skirtings. Timber doors open to bedroom 2, the under-stairs storage cupboard and the bathroom.

Bedroom 2

12'10 x 11'9 (3.91m x 3.59m)

Another double bedroom with pendant light points, central heating radiator, TV/aerial point and deep skirtings. Two built-in cupboards comprise long hanging and shelving. Double timber doors with double glazed panels open to a communal courtyard, which is shared between three apartments.

Under-Stairs Storage Cupboard

Providing useful storage.

Bathroom

A luxurious bathroom with recessed lighting, extractor fan, partially panelled walls, central heating radiator and herringbone effect flooring. There is a suite in white, which comprises a wall mounted WC and a vanity unit, incorporating a fitted vanity mirror, an inset Burlington wash hand basin with a Burlington chrome mixer tap and storage beneath. To one side of the vanity unit are two cupboards that provide space/provision for a washing machine and a tumble dryer. Also having a freestanding roll top bath with a fitted Burlington rain head shower, a chrome mixer tap and a curtain rail. A door opens to the linen cupboard.

Linen Cupboard

Having shelving and a heater.



BEDROOM 2



BEDROOM 2



BATHROOM



COMMUNAL COURTYARD



BATHROOM

GROUND FLOOR

Ground Floor Approximate Floor Area:
1119 SQ.FT. (104.0 SQ.M)

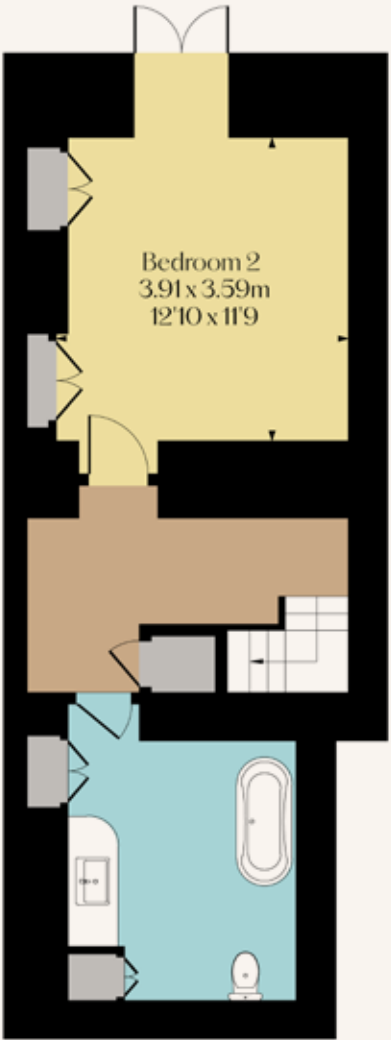
Rear Seating Terrace Approximate Floor Area:
342 SQ.FT. (31.8 SQ.M)



LOWER GROUND FLOOR

Lower Ground Floor Approximate Floor Area:
428 SQ.FT. (39.8 SQ.M)

Total Approximate Floor Area:
1889 SQ.FT. (175.6 SQ.M)



| | |
|---------------------|------------------|
| BEDROOMS 2 | BATHROOMS 2 |
| LIVING ROOMS 2 | SQFT 1,889 |
| TENURE Leasehold | COUNCIL TAX D |

Tenure Details

The lease is 110 years from 2005, meaning there are 90 years remaining. The ground rent is £100 per annum.

Service Charge

£2,400 per annum, paid in monthly instalments.

Services

Mains electricity, mains water and mains drainage. There is an air source heat pump. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access/Shared Access

Communal courtyard to the rear and car park.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

Conservation Area

The property is located in the Broomhill Conservation Area.

Other Information

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81–91 | B | | |
| 69–80 | C | | |
| 55–68 | D | 59 | 63 |
| 39–54 | E | | |
| 21–38 | F | | |
| 01–20 | G | | |

APARTMENT 1 WESTBOURNE MANOR

17-21 Westbourne Road, Broomhill,
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Offers in Excess of
£400,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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