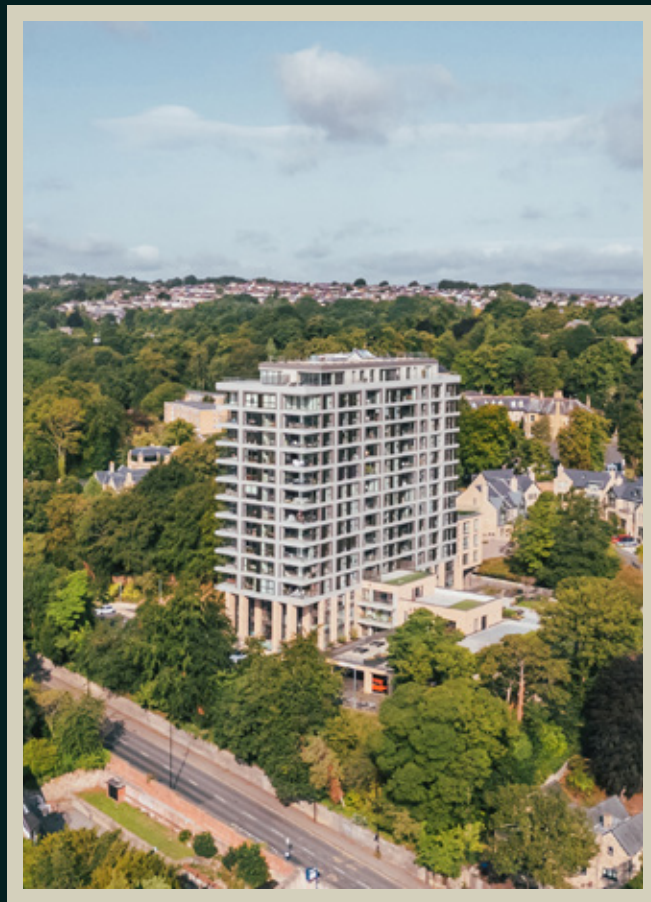


# APARTMENT 1106 HALLAM TOWERS



BLENHEIM





# UNRIVALLED APARTMENT LIVING IN THE HEART OF RANMOOR



Positioned on the coveted south-west corner on the eleventh floor of this striking, iconic building, the apartment exudes luxury throughout its 1517 square feet and enjoys breathtaking panoramic views from every room.

This two double bedroomed home is filled with natural light thanks to its floor-to-ceiling windows and features exceptional open plan living.

The perfect blend of convenience and opulence, Hallam Towers boasts a range of facilities that are to be expected from a development of this calibre, including a concierge, swimming pool, gymnasium and fitness studio. The lavishly decorated reception connects to the lift lobby with two lifts and a stairway, which provide access to each of the fourteen floors. The development is gated and fully secure, with entrances off Fulwood Road and Manchester Road, adding excellent exclusivity and privacy to apartment living. Within an under-croft parking garage, the apartment has one allocated parking space and there are parking spaces for visitors available. A secure bicycle store is accessible within the building. To the rear of the building, the grounds also incorporate extensive communal landscaped gardens with well-maintained lawns, planted beds and pleasant seating areas with picnic benches.

Undoubtedly the heart of the home, the open plan living area showcases amazing dual aspect vistas and timeless, neutral décor. A high-quality Siematic handleless kitchen sits to one side of the room and incorporates sleek quartz surfaces, integrated Siemens appliances, a Bora induction hob and a breakfast bar that accommodates dining stools if desired. From the spacious lounge area, a sliding door opens to the apartment's private, south-facing balcony, which is enclosed by glazed balustrading and provides a wonderful area to relax.

The two double bedrooms present peaceful retreats, with the master bedroom having the benefit of an en-suite shower room and fitted wardrobes. There is also a stylish family bathroom and a range of useful storage cupboards in the entrance hallway.

With the security provided by a concierge on duty seven days a week, gated site access and fob enabled security door access within the building, the all-electric apartment enables a carefree "lock up and leave" environment for those intending long breaks away.





The property is conveniently located for access to the amenities of Fulwood, Ranmoor and bustling Broomhill, including supermarkets, shops, library, bistros, restaurants and public houses, all a short stroll away. The area is well-connected to public transport, with bus stops on Fulwood Road and Manchester Road providing access into the city centre and also to the nearby High Peak villages such as Eyam and Bakewell.

There is highly regarded independent and state schooling in the surrounding areas and Sheffield's private and NHS hospitals are reachable within a short walk. The local doctors surgery in Broomhill is highly regarded along with the nearby dental surgeries.

Plenty of outdoor spaces can be enjoyed locally, such as Endcliffe Park and Sheffield Botanical Gardens. The Peak District is also a short drive away.

Welcoming you into Hallam Towers is a concierge managed reception, with two sets of automatic security sliding doors opening from both sides of the building. The reception is lavishly decorated and sets the tone for the luxury that awaits in Apartment 1106. An intercom/fob operated internal door opens to the ground floor corridor, which provides access to the lift lobby and stairwell. The lift lobby also provides immediate access to the communal heated swimming pool, gymnasium and fitness studio, together with the concierge reception.

**The property briefly comprises on the eleventh floor:**  
Entrance hallway, master bedroom, master en-suite shower room, family bathroom, bedroom two, utility cupboard, two storage cupboards, kitchen, dining area, lounge and balcony.

# ELEVENTH FLOOR

*Situated on an elevated level, enabling panoramic views from every aspect of the home.*

## Communal Hallway

Having recessed lighting, electric heaters and detailed skirtings. Access can be gained to the apartment with an illuminated door number plate with a press-bell. A timber door opens to the apartment's entrance hallway.

## Entrance Hallway

Providing a fabulous entrance to the home and having recessed lighting, detailed skirtings and wood effect LVT flooring. Timber doors open to the master bedroom, family bathroom and bedroom two. Three sets of double doors open to two storage cupboards and a utility cupboard. There is range of fitted furniture that could be used for general storage or for use with bedroom two, which incorporates long hanging, shelving and drawers. A wide opening gives access to the open plan kitchen, dining area and lounge.

## Master Bedroom

12'10 x 10'8 (3.90m x 3.26m)

Having a south-west facing double glazed window with an electric remote controlled roller blind, recessed lighting, MVHR vent, electric heater, TV/aerial point, data point and detailed skirtings. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

Being fully tiled and having recessed lighting, MVHR vent, illuminated vanity mirror and a chrome heated towel rail. There is a suite in white, which comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one end is a full-width, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

## Family Bathroom

A contemporary family bathroom that has three fully tiled walls. Having recessed lighting, MVHR vent, an illuminated vanity mirror and a chrome heated towel rail. There is a suite in white, which comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

## Bedroom Two

13'6 x 10'8 (4.12m x 3.25m)

Another double bedroom with a south-west facing double glazed window with an electric remote controlled roller blind, recessed lighting, MVHR vent, electric heater and detailed skirtings.

## Storage Cupboard 1

Having a flush light point and wood effect LVT flooring. The cupboard houses the Nuaire Mechanical Ventilation and Heat Recovery (MVHR) system, with a storage area below, and Kloud9 modem and apartment consumer unit.

## Utility Cupboard

Having a flush light point, MVHR vent and wood effect LVT flooring. There is space/provision for an automatic washing machine and the cupboard houses the OSO hot water cylinder.

## Storage Cupboard 2

Having a flush light point and wood effect LVT flooring.





OPEN PLAN LIVING AREA



OPEN PLAN LIVING AREA



KITCHEN



DINING AREA



BALCONY

# ELEVENTH FLOOR CONTINUED

The entrance hallway leads into a stunning open plan kitchen, dining area and lounge with panoramic views over Sheffield.

## Living Area

27'4 x 20'10 (8.34m x 6.35m)

A bright and airy living, dining and kitchen area with exceptional vistas.

## Kitchen

A high-quality kitchen by Siematic with a south-east facing double glazed window, recessed lighting, detailed skirtings and wood effect LVT flooring. There is a range of fitted base/wall and drawer units by Siematic, incorporating quartz work surfaces, splash backs and an inset Blanco 1.0 bowl stainless steel sink with a Blanco chrome mixer tap. An island provides additional storage with a matching quartz work surface, pop-up power point and a work surface extends to provide a breakfast bar. Appliances include a Bora four-ring induction hob with a downdraft extractor, a Siemens fan assisted oven, a Siemens combi-microwave oven, a Siemens dishwasher and a Siemens full-height fridge/freezer. Two tall additional shelved storage cupboards are incorporated to provide increased storage.

## Dining Area

A dual-aspect south facing area with views towards the Sheffield Botanical Gardens and to the south and east, providing a spectacular sight during the day and at night across the cityscape of Sheffield. There is an electric heater and roman blinds are fitted to the windows.

## Lounge

A generously proportioned reception room with south-west facing double glazed windows with fitted roman blinds, feature box ceiling with LED lighting, pendant light fitting and a MVHR vent. Also having an electric heater, TV/aerial/data point, satellite/TV point, deep skirtings and wood effect LVT flooring. A sliding aluminium door with a double glazed panel, a matching side panel and fitted roman blinds opens to the balcony.

## Balcony

14'3 x 7'3 (4.35m x 2.20m)

A sizeable flagged terrace with recessed lighting, enclosed by glazed balustrading with stainless steel hand rails. The balcony enjoys a south-facing aspect and magnificent views across Sheffield to the Mayfield Valley and the Pennine hills beyond.





MASTER BEDROOM



BEDROOM TWO



MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM

# ELEVENTH FLOOR

Total Approximate Area (Including Balcony):  
1517 SQ.FT. (140.9 SQ.M)





COMMUNAL SWIMMING POOL



COMMUNAL GYMNASIUM



COMMUNAL GARDENS

BEDROOMS 2	BATHROOMS 2
LIVING ROOMS 1	SQFT 1,517
TENURE Leasehold	COUNCIL TAX C

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B	82	82
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Tenure Details

The lease term is 250 years, commencing 1st January 2021, therefore there are over 245 years remaining. The ground rent is £200 per annum and is paid in two equal instalments.

Service Charge

£5370.70 per annum, paid in two equal instalments on the 1st of January and the 1st of July.

Services

Mains electricity, mains water and mains drainage. The broadband currently used is 4G/5G and the mobile signal quality is very good. There is also a Kloud9 wifi network distribution system within the building to all apartments.

Rights of Access/Shared Access

All communal areas inside and outside.

Covenants, Easements, Wayleaves and Flood Risk

There are freeholder covenants on the title. The flood risk is very low.

Conservation Area

The property is located in the Endcliffe conservation area.

Other Information

There is a 10 year building warranty, which has 7 years remaining.

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.

# APARTMENT 1106 HALLAM TOWERS

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Sheffield, South Yorkshire S10 3AZ

Offers in the Region  
of £750,000

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

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