

# APARTMENT 19 KING EDWARDS



BLENHEIM





# A CHARMING GROUND FLOOR APARTMENT, SET WITHIN A STUNNING BUILDING

WELCOME TO APARTMENT 19  
KING EDWARDS, AN EXQUISITE  
TWO BEDROOMED APARTMENT  
SITUATED ON THE GROUND FLOOR  
OF AN IMPRESSIVE GRADE II LISTED  
BUILDING.

*This exclusive gated development is located on the  
edge of the Peak District, enabling the perfect blend of  
life in the city and countryside.*





Filled with a wealth of character throughout, this fabulous home showcases high ceilings and sash windows, adding timeless charm to the bright accommodation.

The kitchen is well-appointed with oak work surfaces and a Rangemaster range cooker, whilst the lounge/ dining room presents a beautiful space that overlooks the immaculately maintained communal gardens. Both of the double bedrooms are extremely spacious, with the master bedroom having the benefit of a fully tiled en-suite shower room. Ample storage is provided throughout the apartment within various cupboards and a large boarded loft space (approx. 300 square feet), and a bathroom is equipped with a full suite and separate shower enclosure.

King Edwards is surrounded by woodland, creating a tranquil setting for apartment living. Formerly King Edward VII Hospital, the original building that dates back to 1913 has been carefully preserved and was converted many years ago into 36 apartments. Apartment 19 has two allocated parking spaces, and within the landscaped communal grounds is a gymnasium, tennis court and bike storage.

The property has good access to all of the local amenities of Stannington and Rivelin including shops, cafes, restaurants and public houses. Walking trails through Rivelin Valley, woodland and Rivelin Reservoir are easily reachable from Rivelin Valley Road. Local transport is available from Rivelin Valley Road and there is excellent schooling nearby. Sheffield's city centre and the Peak District National Park are conveniently accessible, as are journeys to Manchester and Leeds.

**The property briefly comprises of on the ground floor:** Entrance hallway, WC, boiler cupboard, kitchen, lounge/ dining room, hall, cloaks cupboard, master bedroom, master en-suite shower room, inner hallway, bathroom, linen cupboard, storage cupboard and bedroom 2.



# GROUND FLOOR

*From the front of the building; grand, Georgian-style double doors with intercom entry open to the communal reception hall.*

## Communal Reception Hall

Featuring pillars, light and tiled flooring, the communal entrance hall extends a grandiose welcome to the building. Double timber doors with glazed panels open to a vestibule where access is gained to Apartment 19 via a timber entrance door.

## Entrance Hallway

Having a rear facing timber glazed sash window, coved ceiling, pendant light points, central heating radiator and oak flooring. A timber door opens to the WC and an opening leads into the kitchen. Double timber doors open to the lounge/dining room.

## WC

Having a flush light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises a low-level WC and a wash hand basin with traditional chrome taps. A timber door opens to the boiler cupboard.

## Boiler Cupboard

Housing the boiler and providing storage.

## Kitchen

11'8 x 7'10 (3.56m x 2.39m)

A superb kitchen with a rear facing timber glazed sash window, coved ceiling, recessed lighting, central heating radiator and oak flooring. There is a range of fitted base/wall and drawer units, incorporating oak work surfaces, upstands, under-counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. The integrated appliances include an Electrolux dishwasher and a Beko washing machine. There is a Rangemaster range cooker with a six-ring gas hob, two ovens, a grill, a storage drawer and a Rangemaster extractor hood above. There is space/provision for a freestanding fridge/freezer.

## Lounge/Dining Room

29'11 x 18'1 (9.12m x 5.51m)

A stunning reception room of sizeable proportions featuring a high, coved ceiling and front facing timber glazed sash windows. Also having pendant light points with decorative ceiling roses, central heating radiators and a TV/aerial point. There is a range of fitted furniture, incorporating shelving and cupboards with a telephone point. A timber door opens to the hall.



ENTRANCE HALLWAY



KITCHEN





LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



WC



# GROUND FLOOR CONTINUED

## Hall

Having a coved ceiling and a pendant light point. Timber doors open to the cloaks cupboard, master bedroom and inner hallway. Access can also be gained to a loft space.

## Cloaks Cupboard

Having two fitted cloaks hanging rails.

## Master Bedroom

13'8 x 10'11 (4.17m x 3.33m)

A spacious double bedroom suite with front and side facing timber glazed sash windows, coved ceiling, pendant light point, central heating radiators, telephone point and a TV/ aerial point. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

Being fully tiled and having recessed lighting, an extractor fan and a central heating radiator with a heated towel rail. There is a suite in white, which comprises a low-level WC and a Burlington wash hand basin with traditional Burlington chrome taps. To one wall is a shower enclosure with a fitted HR rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

## Inner Hallway

Having a coved ceiling, pendant light point and a central heating radiator. Timber doors open to the bathroom, storage cupboard and bedroom 2.

## Bathroom

Being fully tiled and having recessed lighting, extractor fan, heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Aqualisa shower and a glazed screen/door. A timber door opens to the linen cupboard.

## Linen Cupboard

Having fitted shelving.

From the inner hallway, double timber doors open to the:

## Storage Cupboard

Having fitted shelving.

## Bedroom 2

15'6 x 10'5 (4.72m x 3.17m)

Another generously proportioned double bedroom with a front facing timber glazed sash window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point.



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BATHROOM



# COMMUNAL EXTERIOR

The King Edwards development is accessed through wrought iron gates, which open to a sweeping driveway that leads up to the main building. A Georgian-style entrance door opens to the impressive communal reception hall. A stone flagged path leads from the front of the building to the communal gardens in front of Apartment 19, which are mainly laid to lawn and have mature trees.

The grounds of King Edwards are mainly laid to lawn and incorporate mature trees and shrubs. The development also has the benefit of a tennis court, a well-equipped gymnasium and a communal storage facility.

The access road continues to the rear of the building, where Apartment 19's two allocated parking spaces and the gymnasium are situated. There is also ample visitor parking available around the development.



COMMUNAL TENNIS COURT



COMMUNAL GYMNASIUM



# GROUND FLOOR

Total Approximate Floor Area:  
1385 SQ.FT. (128.7 SQ.M)



BEDROOMS 2	BATHROOMS 2
LIVING ROOMS 1	SQFT 1,385
TENURE Leasehold	COUNCIL TAX E

Tenure Details

The lease term is 999 years and has 974 years remaining.  
The ground rent is £234 per year.

Service Charge

£449 per month.

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access

Communal areas.

Covenants, Easements,  
Wayleaves & Flood Risk

None and the flood risk is very low.

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	72	77
55–68	D		
39–54	E		
21–38	F		
01–20	G		

# APARTMENT 19 KING EDWARDS

Rivelin, Sheffield, South Yorkshire S6  
5SQ

Guide Price  
£325,000 –  
£350,000

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

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