

# 14 TAPTON MOUNT CLOSE



BLENHEIM





# LUXURY APARTMENT LIVING IN THE HEART OF BROOMHILL



## Welcome to 14 Tipton Mount Close, a two bedroomed apartment in the heart of a sought-after area that has recently undergone a scheme of cosmetic works.

Ideal for a variety of purchasers, this property offers light-filled living spaces with character features, a private parking space and a private entrance door.

Within the apartment, the lounge has a high ceiling with original timber sash windows. A spiral staircase rises to a mezzanine that is currently used as an office and through an opening is a well-appointed kitchen. The large principal bedroom has an en-suite and a mezzanine/storage area and there is also a good-sized secondary bedroom and a shower room. Externally, the property has an allocated parking space for one vehicle. There is also a cellar that is shared amongst other residents.

The property is located within walking distance to the amenities of Broomhill, Fulwood, the Sheffield hospitals and the University of Sheffield. Also close by are some of Sheffield's most popular outdoor spaces, including Weston Park, the Botanical Gardens and Endcliffe Park. Additionally, a short drive away from the apartment takes you to Sheffield's city centre and the Peak District National Park.

**The property briefly comprises of on the ground floor:** Entrance vestibule, entrance hallway, lounge, kitchen, office/mezzanine, inner hallway, shower room, bedroom 2, principal bedroom, principal mezzanine and principal en-suite.



# GROUND FLOOR

*Timber double doors with double glazed panels open to the entrance vestibule.*

## Entrance Vestibule

With a front facing double glazed panel, recessed lighting, deep skirtings and tiled flooring. A timber door opens to a staircase which leads to an emergency fire escape. A timber door opens to the entrance hallway.

## Entrance Hallway

Having recessed lighting and timber flooring. Double timber doors open to the lounge and a timber door opens to the inner hallway.

## Lounge

26'3 x 20'2 (8.00m x 6.15m)

A light-filled lounge with front and side facing timber glazed sash windows with secondary glazing and fitted shutters, pendant light points, electric heaters, deep skirtings and timber flooring. The fitted furniture includes a storage cupboard. An opening gives access to the kitchen.

## Kitchen

9'10 x 8'2 (3.00m x 2.50m)

Well-appointed and having recessed lighting, deep skirtings and timber flooring. There are a range of fitted base, wall and drawer units, incorporating a work surface, tiled splash backs, under-counter lighting and an inset 1.5 sink with a black mixer tap. Appliances include a four ring induction hob, extractor hood, Whirlpool oven/grill, a double under-counter fridge, and there is the provision for a washing machine and a dishwasher.

From the lounge, a spiral staircase with an iron handrail rises to the:

## Office/Mezzanine

11'5 x 7'3 (3.47m x 2.20m)

With lighting and wrought iron balustrading.

## Inner Hallway

With recessed lighting, deep skirtings and timber flooring. Timber doors open to the shower room, bedroom 2 and principal bedroom. A ladder rises to mezzanine storage.

## Mezzanine Storage

9'1 x 5'10 (2.76m x 1.77m)

Providing storage space.

## Shower Room

Having recessed lighting, extractor fan and tiled flooring. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 2

12'10 x 8'4 (3.91m x 2.53m)

A double bedroom having front facing timber double glazed sash windows with fitted shutters, secondary glazing, flush light point, electric heater and deep skirtings.

## Principal Bedroom

14'8 x 12'8 (4.48m x 3.87m)

A large principal bedroom with front and side facing timber double glazed sash windows with secondary glazing and fitted shutters, pendant light point, electric heater and deep skirtings. A timber door opens to the en-suite and a ladder rises to the mezzanine.

## Principal Mezzanine

12'10 x 5'11 (3.90m x 1.80m)

Providing storage space.

## Principal En-Suite

With recessed lighting, an extractor fan and an electric heater. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one wall, there is a panelled bath with traditional chrome taps and to one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.



ENTRANCE HALLWAY





LOUNGE



OFFICE/MEZZANINE



LOUNGE FROM OFFICE/MEZZANINE



OFFICE/MEZZANINE





PRINCIPAL BEDROOM



PRINCIPAL BEDROOM



PRINCIPAL EN-SUITE



PRINCIPAL BEDROOM



BEDROOM 2



SHOWER ROOM



BEDROOM 2

# EXTERIOR

From Tapton Mount Close, a road continues to the rear of the complex.

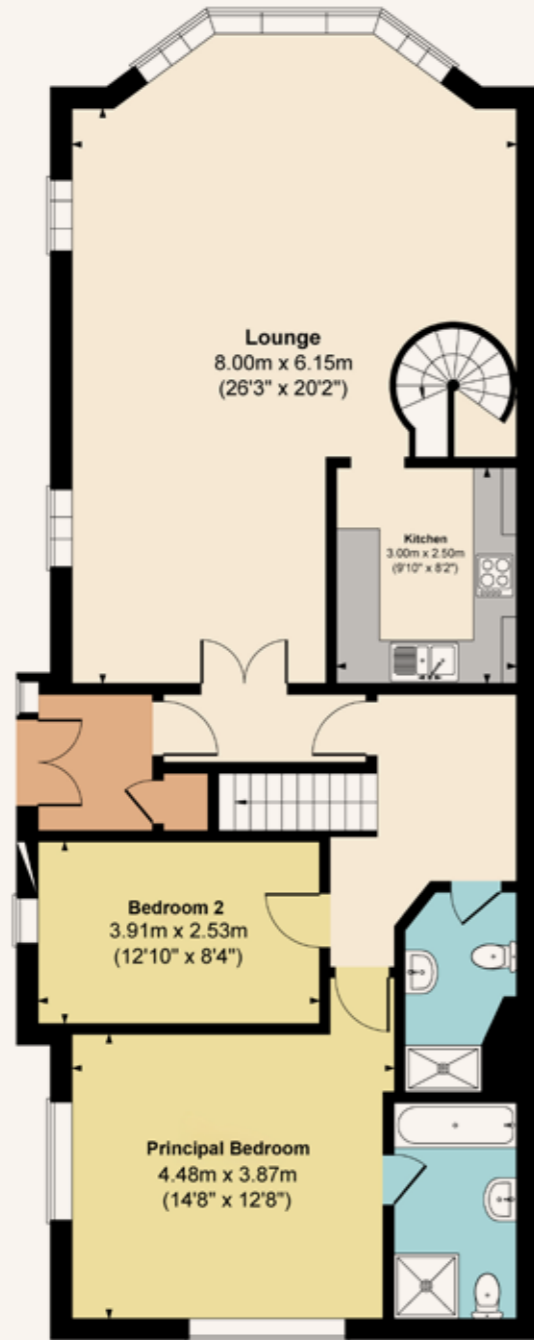
The front of the building has two stone steps where access can be gained to the main entrance door of the complex.

There is exterior lighting. To one side of the building, access can be gained to the private entrance for number 14 and its allocated parking space.



# GROUND FLOOR

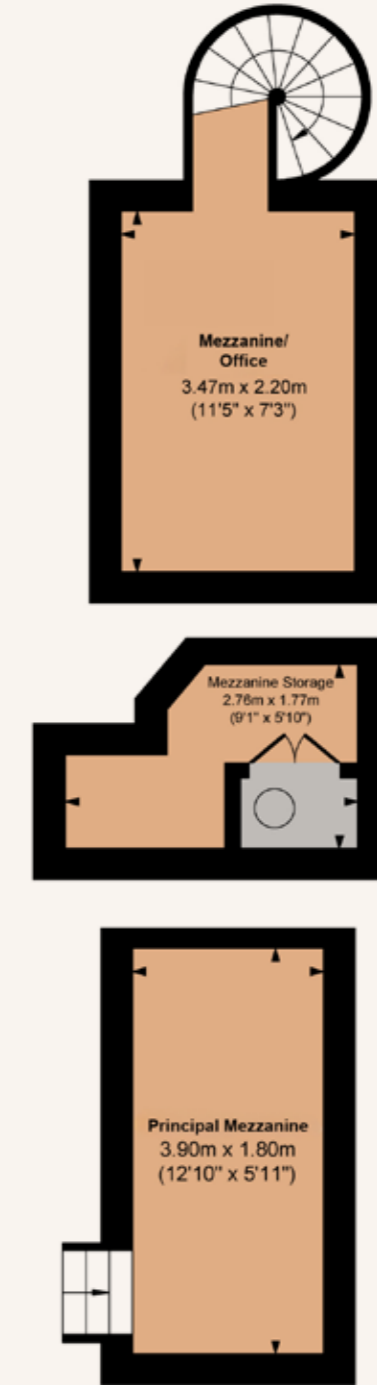
Approximate Floor Area:  
1183 SQ.FT. (109.9 SQ.M)



# MEZZANINES

Mezzanines Approximate Floor Area:  
200 SQ.FT. (18.6 SQ.M)

Total Approximate Floor Area:  
1383 SQ.FT. (128.5 SQ.M)



BEDROOMS 2	BATHROOMS 2
LIVING ROOMS 1	SQFT 1,383
TENURE Leasehold	COUNCIL TAX E

## Lease Details

The lease term is 99 years. £210 per month service charge, which covers the external gardening and the upkeep of the interior and exterior.

## Services

Mains water, mains electric, mains drainage and the property is heated by electric heaters. The broadband is fibre and the mobile signal quality is good.

## Rights of Access/Shared Access

None.

## Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is low.

## Tree Preservation Order

Yes, within the apartment building's grounds.

## 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		72
55-68	D		
39-54	E		
21-38	F	27	
01-20	G		

# 14 TAPTON MOUNT CLOSE

Broomhill, Sheffield, South Yorkshire,  
S10 5DJ

Offers in the Region  
of £350,000

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

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