

# APARTMENT 5, BERKELEY PLACE, CHELSEA HEIGHTS



**BLenheim**





LIVING KITCHEN



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An outstanding two bedroomed first floor apartment, offering spacious accommodation totalling approximately 968 sq.ft with the advantage of a balcony.

This unique development is situated on the former Baldwins Omega site on Brincliffe Hill and has convenient access to the local amenities of Ecclesall Road including restaurants, public houses, bars, shops and supermarkets. The development falls within the catchment area for highly regarded schooling, including Greystones Primary School, High Storrs Secondary School and Mercia Secondary School. Also, the apartments are well placed for good access to some of Sheffield's most popular outdoor spaces such as Endcliffe Park, Chelsea Park, Sheffield Botanical Gardens and Whiteley Woods.

Chelsea Heights is an exclusive development, consisting of six apartment buildings, built by PTA Developments, an established developer, with a reputation for a high quality finish.

On offer is well proportioned apartment living, with the benefit of bespoke Karl Benz kitchens, under floor heating throughout, lift access to all floors, external balconies and allocated parking.





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BEDROOM 2

# GENERAL SPECIFICATION

*May be subject to change.*

## Kitchen

Karl Benz Luxury custom-built true handleless Italian furniture. Sleek modular design

Caesarstone Quartz worktops

High spec integrated appliances including self-cleaning oven, dishwasher, single oven, Combi microwave, induction hob, ceiling extractor, fridge/freezer

Blanco stainless steel sinks with Quooker Boiling water tap

## Heating and Water

Gas System Boiler with remote access capabilities

Under floor heating throughout

Chrome towel rails to all bathrooms

## Doors

Solid Core contemporary fire doors/satin chrome handles

## Flooring

Flooring to hall, kitchen and bathroom

Twist carpet to bedrooms

## Bathroom

Duravit white suites

Separate showering areas

Chrome fixtures and fittings

High quality wall & floor tiling

## Bedroom

Full-height fitted wardrobes to bedrooms

Cloaks cupboard to entrance hall

## Electrical

Recessed ceiling lights throughout

HD Ready TV points

Cat 5 cabling & telephone points

Car charging points - subject to request if possible and additional fee

## Security

Allocated undercroft parking with fob access entrance system to Berkeley Place

Intruder alarm

Door entry system with Audio/Visual and Intercom

## Windows

Powder Coated Aluminium double glazed units

## External

External balconies to apartments

Communal Lift

## Service and Maintenance

The properties are leasehold. There will be a yearly maintenance charge, which is £902 p/a.

## Tenure Details

250 year lease

Ground Rent - £0 p/a

Small Pet Licence Available.



MASTER BEDROOM



MASTER EN-SUITE

# FLOORPLAN



**APARTMENT 05 - 968 sq.ft. (90 sq.m.) - Excluding Wardrobe Dimensions**

BEDROOMS <b>2</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>1</b>	SQFT <b>968</b>
TENURE <b>Leasehold</b>	COUNCIL TAX <b>D</b>

## Tenure Details

250 year lease (245 remaining)

Ground Rent - £0 p/a

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	85	85
69-80	C		
55-68	D		
39-54	E		
21-38	F		
01-20	G		

# APARTMENT 5 BERKELEY PLACE

Chelsea Heights, Sheffield,  
South Yorkshire, S11 9ER

£399,000

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

*blenheim.co.uk*





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