



CHELSEA HEIGHTS





Welcome to Apartment 1 Berkeley Place, Chelsea Heights

A newly built three bed roomed ground floor apartment, which has the advantage of a private terrace/garden.

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.

Available to purchase, are 21 luxury two and three bed roomed apartments within buildings Strathmore Place and Berkeley Place. This fabulous scheme offers 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.

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.

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 estimated at £800 p/a.

Tenure Details

- 250 year lease
- Ground Rent - £245 p/a

Small Pet Licence Available.



A Luxurious Apartment Scheme, Situated in a Most Sought-after Location with Good Access to the Excellent Amenities of Ecclesall Road





Family Bathroom



Living Kitchen

Kitchen/Dining - 3.5m x 7.5m

Living - 3.3m x 5.2m



Master Bedroom
3.7m x 4.2m



Master En-Suite
2.3m x 1.9m





Note

All measurements are approximate and may well be subject to change. 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 01 - 1216 sq.ft. (113 sq.m.) - Excluding Wardrobe Dimensions



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

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.

Please note: 1. The postcode used within the advertising is temporary and will not be the official postcode when the development is built. 2. Pedestrian, cyclist and emergency access only via Brincliffe Hill. Vehicle access is only gained via Chelsea Court.



Apartment 1 Berkeley Place,
1 Chelsea Heights, Sheffield,
South Yorkshire S11 9DF

Price £550,000