



CHELSEA HEIGHTS





Welcome to Apartments 1 & 2 Strathmore Place Annexe, Chelsea Heights

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.

Strathmore Place Annexe comprises of two, 2 bedroomed apartments with open plan luxury living, under floor heating throughout, allocated parking and private gardens. These apartments are available for viewing now.

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
- Sky Plus & HD Ready TV points
- Cat 5 cabling & telephone points
- Car charging points - subject to request if possible and additional fee

Security

- Allocated parking
- Intruder alarm
- Door entry system with Audio/Visual and Intercom

Windows

- Powder Coated Aluminium double glazed units
- Electric blinds fitted to the living room windows & manual blinds in the bedrooms (Strathmore Place Annexe only)

External

- Private Gardens (Strathmore Place Annexe only)

Service and Maintenance

The properties are leasehold. There will be a yearly maintenance charge, which is estimated at £800 p/a.

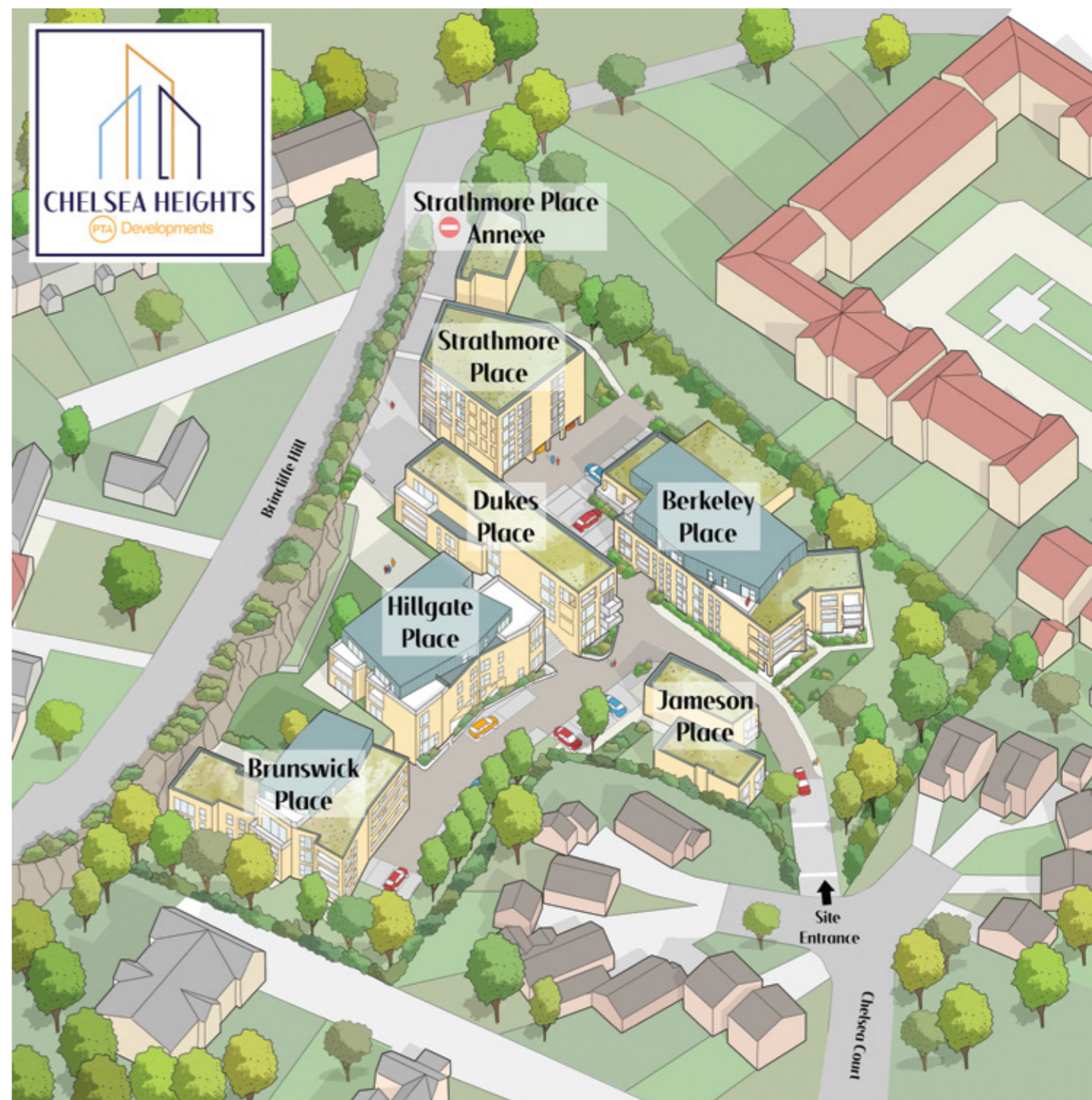
Tenure Details

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

Small Pet Licence Available.



The Strathmore Place Annexe Apartments Have the Benefit of Private, Enclosed Gardens



Strathmore Place Annexe

Apartment 1 Annexe - SOLD STC

Ground Floor, Two Bedrooms and Two Bathrooms
Floor area approximately 840 sq.ft. (78 sq.m.)

Apartment 2 Annexe - SOLD STC

First Floor, Two Bedrooms and Two Bathrooms
Floor area approximately 840 sq.ft. (78 sq.m.)

Living Kitchen
5.8m x 6.4m



A Light & Spacious
Living Kitchen...





A Modern Kitchen
by Karl Benz...



Master Bedroom
3.1m x 4.1m



Master En-Suite
2.5m x 2.2m

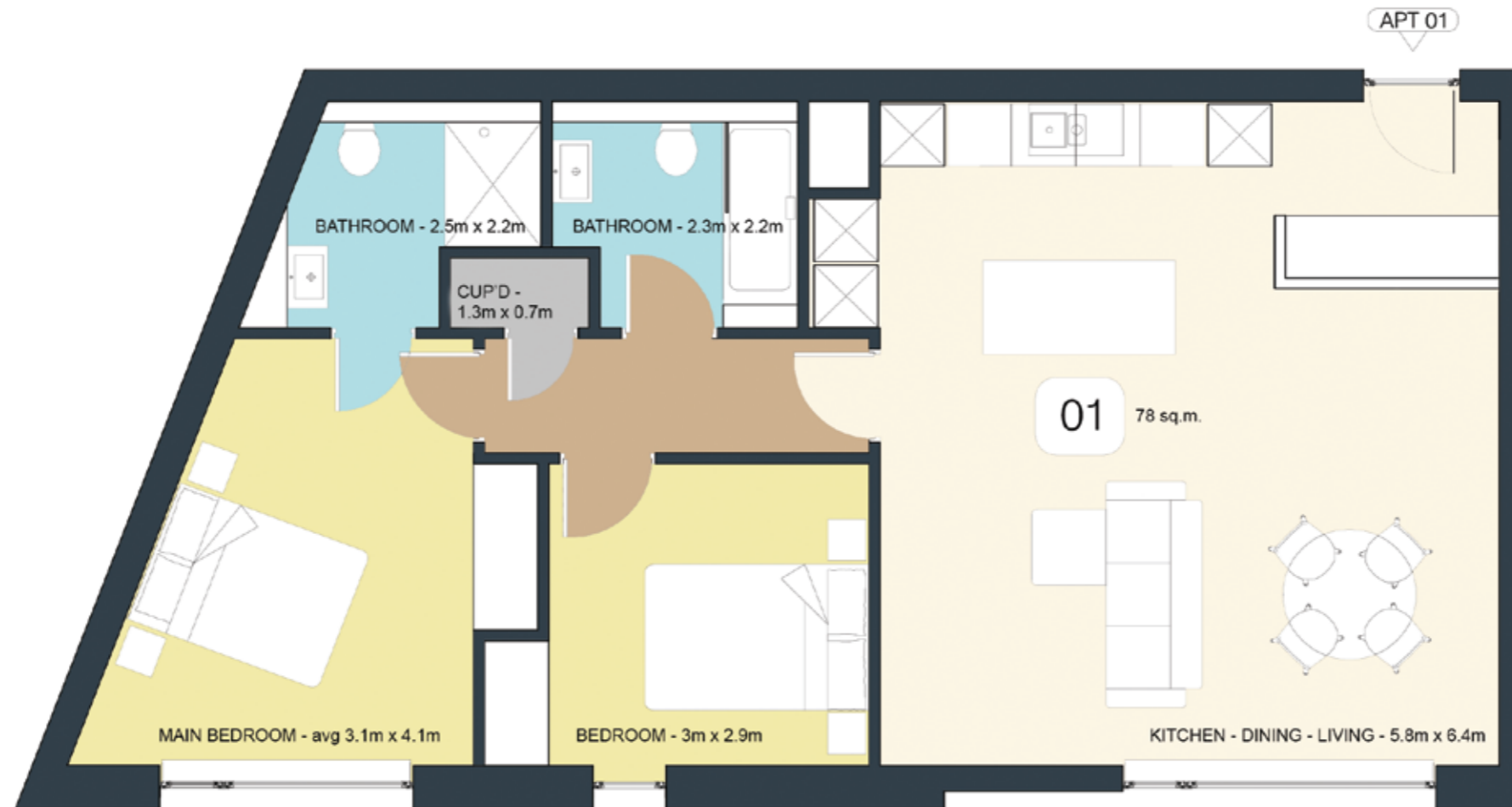


Family Bathroom
2.3m x 2.2m



Bedroom 2
3.0m x 2.9m





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 - 840 sq.ft. (78 sq.m.) - Excluding Wardrobe Dimensions



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APARTMENT 02 - 840 sq.ft. (78 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.



Chelsea Heights,
Brincliffe Hill, Sheffield,
South Yorkshire S11 9DF