



4 Berkeley Place, 1 Chelsea Heights David Baldwin Way, Brincliffe,

Saxton Mee

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Brincliffe

Offers In The Region Of

£425,000

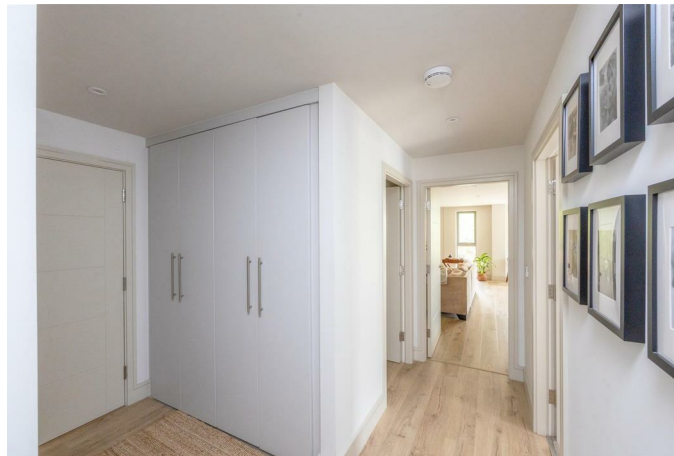
Located in this most prestigious development is this first floor, larger style, two bedroom/two bathroom apartment complete with modern fittings throughout and an enviable outlook over the beautiful gardens within Chelsea Heights. Offered for sale with NO ONWARD CHAIN.

Ideal for the young professional or those looking to downsize, the accommodation briefly comprises: A welcoming entrance hallway with cloakroom storage. Two generous double bedrooms, both having fitted wardrobes and the principal bedroom enjoying a modern en suite shower room. The main family bathroom is spacious with tiling to the floor and walls, bath with shower over, W.C, wash hand basin, LED mirror with built in surround sound system. The hub of this spectacular residence is without doubt the open plan kitchen, living and dining space offering a fabulous area to entertain guests and relax. The fitted kitchen boasts a range of top quality appliances set within a Karl Benz kitchen and Quartz work surface above, including a double oven and microwave, induction hob, Quooker tap, dishwasher and built in recycling point. There is a useful separate utility room with plumbing for a washing machine.

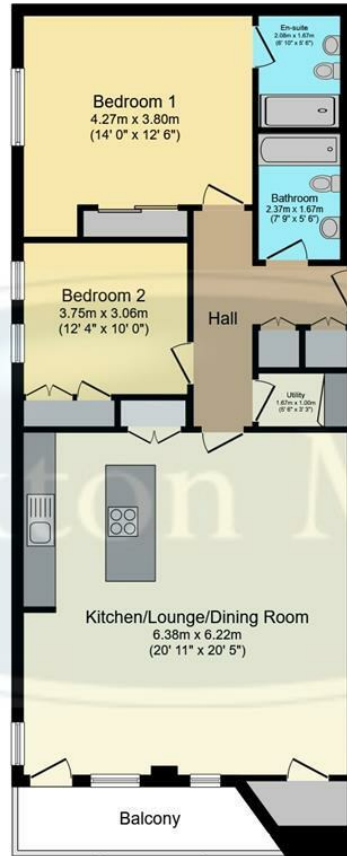
Key features include: Large floor to ceiling windows with bespoke fitted blinds, underfloor heating throughout, video intercom entry system and a high-spec Karl Benz kitchen with AEG integrated appliances.

Externally, the property enjoys use of the beautifully manicured communal grounds, one allocated parking space and further visitor bays and a balcony enjoying a fabulous outlook towards Sheffield.

- A Must See Stylish First Floor Apartment
- Ideal For The Young Professional With Easy Access To The City
- Allocated Parking Space And Beautifully Maintained Grounds
- Private Balcony Off The Open Plan Living Space
- Underfloor Heating Throughout
- Flooded With Natural Light In Every Room
- Exclusive Sought After Development
- Tenure: Leasehold 250 Years From 2021
- EPC Rating B / Council Tax Band D
- Viewing Via Banner Cross Office







Floor Plan

Floor area 93.2 m² (1,004 sq.ft.)

TOTAL: 93.2 m² (1,004 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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