



Apartment 7 Berkeley Place Chelsea Heights, Brincliffe, Sheffield, S11 9ER

Saxton Mee



# Apartment 7 Berkeley Place Chelsea Heights Brincliffe

Offers Around

## £580,000

Situated in a prime position in this exclusive stylish new development, a stunning, large second floor, rare three bedroom, two bathroom, luxury apartment fitted out to an exceedingly high standard and offering modern contemporary accommodation of approximately 1550sqft. Two private car parking spaces, one with the infrastructure for electric vehicle charging, large private balcony and lift.

The property comprises: long reception hall, stunning open plan living kitchen, fitted out with Italian Karl Benz modular fitted units and Caesar stone quartz work tops and high specification range of integrated appliances including self-cleaning oven, dishwasher, single oven, combi microwave oven, induction hob, ceiling extractor, fridge/freezer, washing machine and tumble dryer. Opening through to the adjacent dining area and living area opening out onto the large balcony with fantastic open views. Utility room. Master bedroom with en suite dressing area and range of built-in wardrobes and luxury en suite bathroom. Large walk-in storage cupboard. Double bedroom two, bedroom three and luxury family bathroom.

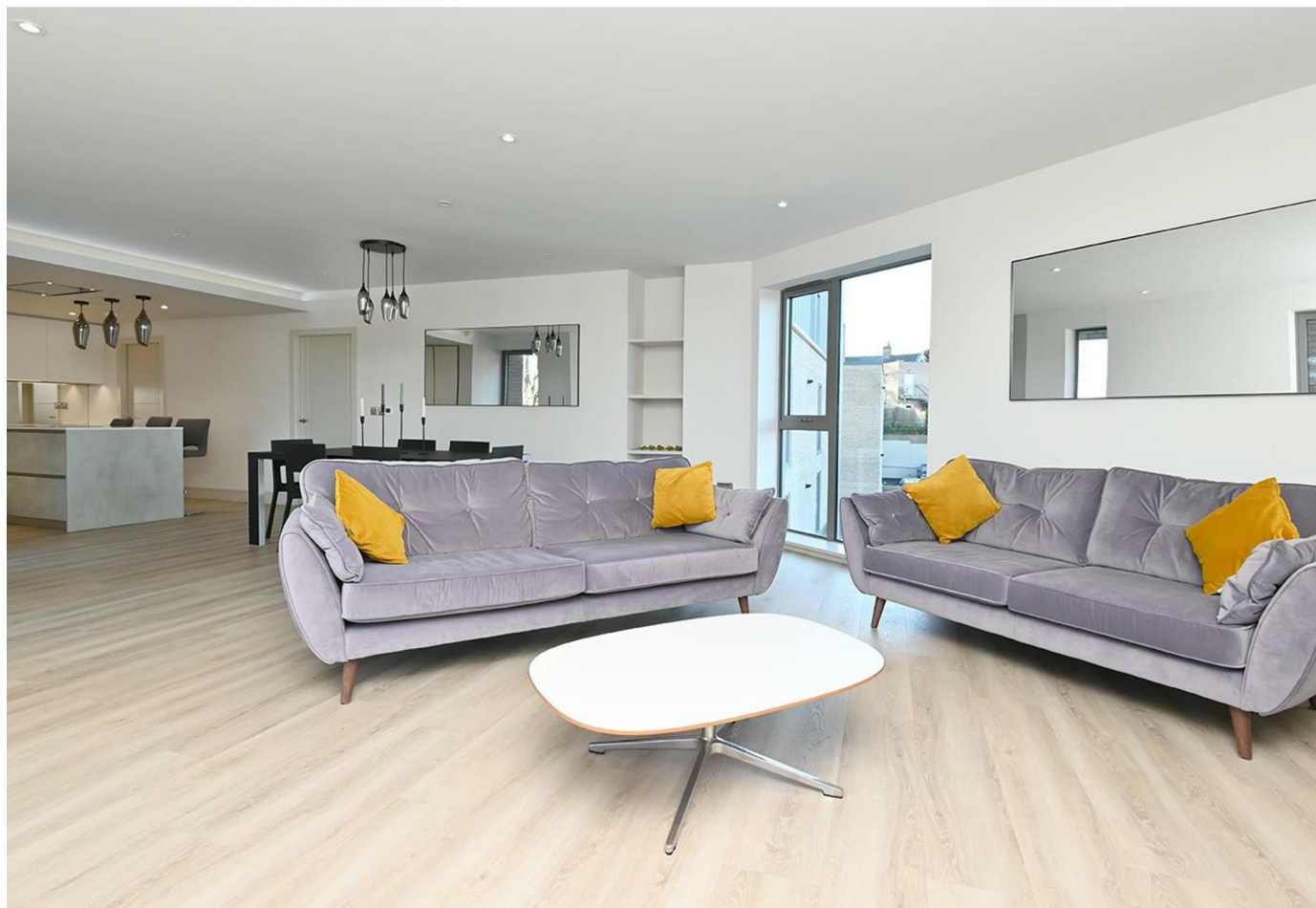
The property benefits from:

- Underfloor heating throughout (zone and room controlled)
- Gas boiler supplying underfloor heating
- Chrome towel rails to all bathrooms
- Solid core contemporary fire doors with satin chrome handles throughout
- HD ready TV points
- Cat 5 cabling and telephone points
- Super-fast broadband with speeds up to 900Mbps
- Bespoke fitted wardrobes in all bedrooms

Outside there is an undercroft parking space benefitting from a 240V electric socket, and in addition its fully wired ready for Electric Vehicle charging equipment to be installed should a buyer wish. There is also a further private allocated parking space and attractive communal grounds.

Well placed for in this exclusive suburb close to local parks, universities and hospitals and easy access of the open countryside of the Peak District National Park.

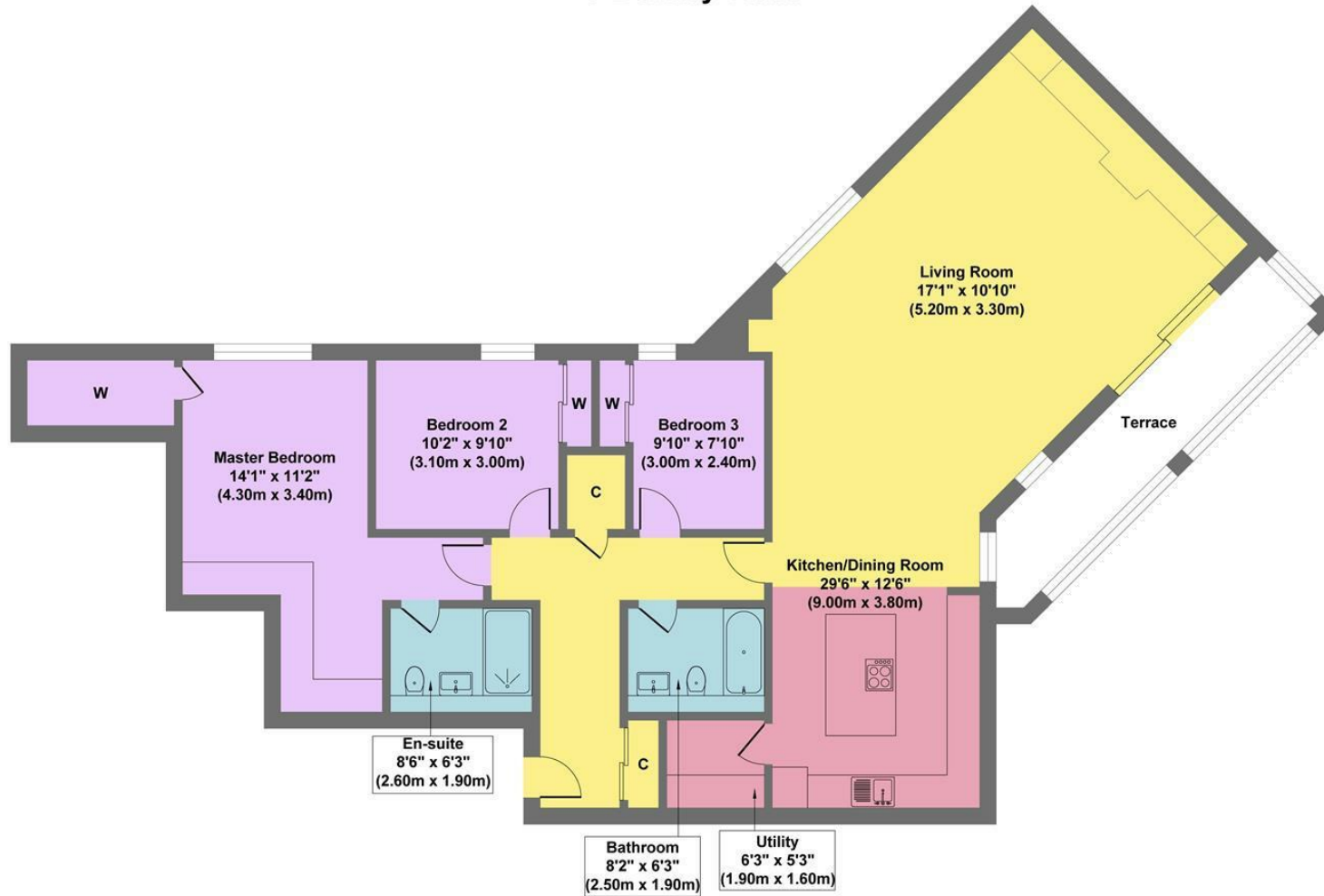
- Stunning Larger Style Second Floor Apartment Of Approximately 1550 sq.ft With Very High Quality Fit Out
- Three Bedrooms And Two Luxury Bath/Shower Rooms
- Large South Westerly Balcony With Great Views
- Bespoke Karl Benz Contemporary Kitchen With High Specification Integrated Appliances
- Lift Access
- Two Parking Spaces, electric vehicle charger infrastructure ready & 240v double socket
- Many Extras And Furnishings Included
- Leasehold 250 Years From 1 May 2021: Service Charge £1062 Per Annum And Ground Rent £245 Per Annum
- EPC Rating B/Council Tax Band E
- Viewing Via Banner Cross Office







## 7 Berkley Place



Approximate Floor Area  
1555 sq.ft  
(144.50 sq.m.)

**Approx. Gross Internal Floor Area 1555 sq.ft / 144.50 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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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