







Apartment 12 Mazda Building

4 St. Peters Close • Sheffield • S1 2EN

Guide Price at £220,000 to £235,000

A stunning penthouse duplex apartment with a fabulous roof garden overlooking Sheffield Cathedral. Originally designed by architects to be used as their own home, creating an ultra-stylish interior with a light and airy feel. Generous sized accommodation over the third and fourth floor in an attractive period character building. Features include an impressive communal entrance hall and staircase with period features, a larger size reception hall in the apartment itself, two bedrooms, the second having a balcony which catches the morning sun, a lovely kitchen and bathroom, and a beautiful lounge with sliding doors onto a south facing roof garden. The apartment benefits from electric heating, double glazing, and a security intercom. Carpets included. No chain. An arched glass entrance with a security intercom opens into an impressive communal reception, retaining period features, with stairs rising to the third floor. A door opens into Apartment 12, having an entrance hall which makes an immediate positive impression, having white walls complemented by oak flooring and feature lighting. There is a recess with glass shelving and lighting, and a useful under-stair cloaks closet. On the third floor, there are the two bedrooms and the bathroom. The master bedroom is a generous size with modern decorative tones, modern wardrobes, which are included within the sale, and two south facing windows facing the cathedral. The second bedroom is a small double bedroom with a glass door onto a balcony, catching the morning sun. The bathroom has a boutique hotel feel with fully tiled walls including a large mirror to one wall, a tiled floor, along with a white suite, having a shower over the bath with a glass screen, a wash basin and WC. There is bespoke oak shelving with a secret door, opening into a cupboard housing the hot water cylinder. Beneath, is another cupboard housing the washing machine, which is included within the sale. Oak stairs from the hallway lead up to the fourth floor, which immediately has lots of natural light with cleverly positioned windows, and feature lighting for the evening. The lounge offers a wow, having an oak floor and white walls, spacious, with a lofty feel, feature lighting, fitted shelving, and an oak step incorporating useful storage space, and aluminum coated sliding doors onto the roof garden. The roof garden has a decked finish with a surrounding glass balustrade, a south facing aspect, and views which combine the cathedral, character properties and green space with a lawn and trees to the side of the cathedral. A great place to enjoy and entertain. The fourth floor is completed with a kitchen, having fashionable units and worktops, oak flooring, dual aspect windows, a built-in fold down breakfast bar with two stools, which are included, and appliances, which are also included. Included, is an electric cooker with an extractor above, a dishwasher, and a built-in fridge and freezer. The kitchen is finished with oak shelving. The Mazda Building commands an enviable position within the professional quarter, well-served by everything on offer within the city centre, whilst offering good links to the train station, the motorway, hospitals, and the universities. Located in close proximity to Kelham Island; a prospering, fashionable area with an array of bars, restaurants and coffee shops. Please note that all photographs were taken when property was unoccupied.





- Stunning Penthouse Duplex Apartment
- Fabulous Interior – A Must See
- 2 Bedrooms
- 3rd & 4th Floor with Stairs for Access
- Super Cool South Facing Roof Garden

- Overlooks Sheffield Cathedral
- Attractive Character Period Property
- Second Bedroom with a Balcony
- Lovely Kitchen & Bathroom
- No Chain



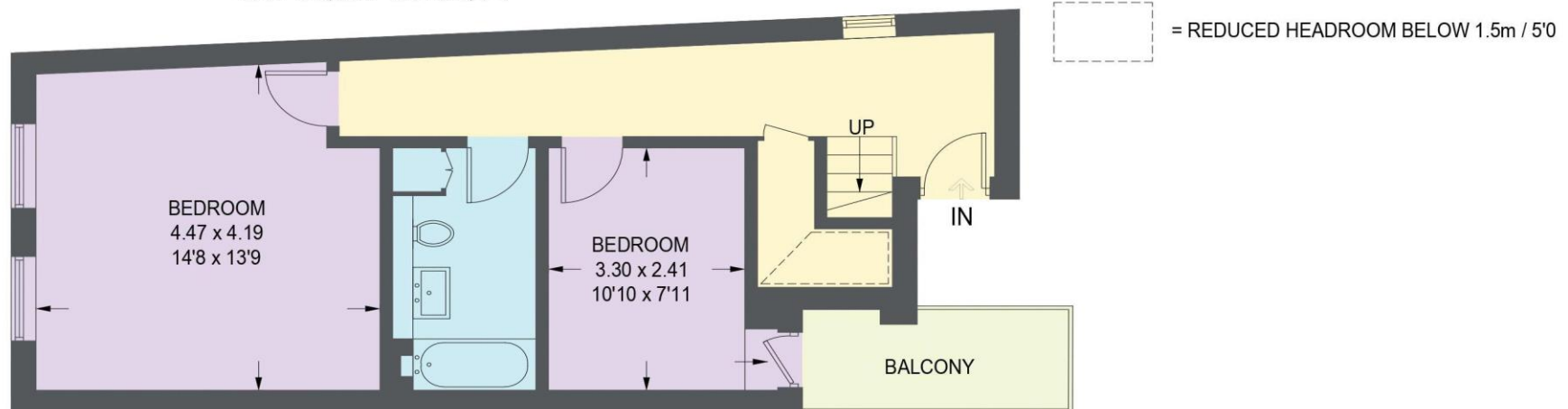


4 ST. PETERS CLOSE, MAZDA BUILDING

APPROXIMATE GROSS INTERNAL AREA = 93.7 SQ M / 1009 SQ FT



FOURTH FLOOR
45.7 SQ M / 492 SQ FT



THIRD FLOOR
48.0 SQ M / 517 SQ FT

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



haus

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