





Apartment 5 Botanical House

46 Rutland Park • Sheffield • S10 2PB

£449,500

Stunning 2 double bedroom ground floor apartment located opposite the Botanical Gardens, S10. Immaculately presented throughout featuring a magnificent open plan living space with bespoke kitchen, made to measure blinds and shutters, deep skirting boards and high ceilings creating a light and airy welcoming space. Ideally situated within walking distance of hospitals and universities. Entering through a communal hallway to a private entrance on the ground floor. The superb open plan living space features 2 striking bay windows and a full-length picture window allowing an abundance of natural light. Designed and fitted by My Fathers Heart is a bespoke Siematic kitchen topped with Silestone worktops and fitted with a range of Siemens integrated appliances. Features Quooker hot water tap and Bora induction hob with extractor. The flexible living space offers a versatile accommodation with ample space for a lounge and dining area overlooking the wraparound communal green space. The main bedroom lies directly opposite the Botanical Gardens complemented by made to measure wooden shutters and stylish ensuite shower room. Bedroom 2 is a neutrally presented double bedroom featuring twin sash windows, creating a guest bedroom or home office. The shower room is equipped with rainfall walk in double shower, vanity hand wash basin and chrome heated towel rail. The hall offers hanging area and built in storage which houses the water tank and utilities. The apartment includes secure cellar storage with power and 2 allocated parking spaces. There is wraparound communal green space, automated, secure fob entry gates and bike store. Rutland Park is situated directly opposite the Botanical Gardens and is just a short walk away from the Royal Hallamshire Hospital and University. A popular location with great transport links and reputable schools close by. Service Charge £1742 pa Inc Ground Rent of £20pa Share of Freehold. 196 years Left on Lease



- Stunning Ground Floor Apartment
- Immaculately Presented Throughout
- 2 Double Bedrooms
- Fabulous Open Plan Living Area
- Located Opposite Botanical Gardens

- Stylish Bathroom & Ensuite
- Service Charge £1742 pa Inc Ground Rent of £20pa
- 2 Allocated Parking Spaces & Cellar Storage
- Share of Freehold. 196 years Left on Lease
- Council Tax Band D, EPC Rating C



5 BOTANICAL HOUSE

APPROXIMATE GROSS INTERNAL AREA = 88.6 SQ M / 954 SQ FT

CELLAR = 8 SQ M / 86 SQ FT

TOTAL = 96.6 SQ M / 1040 SQ FT

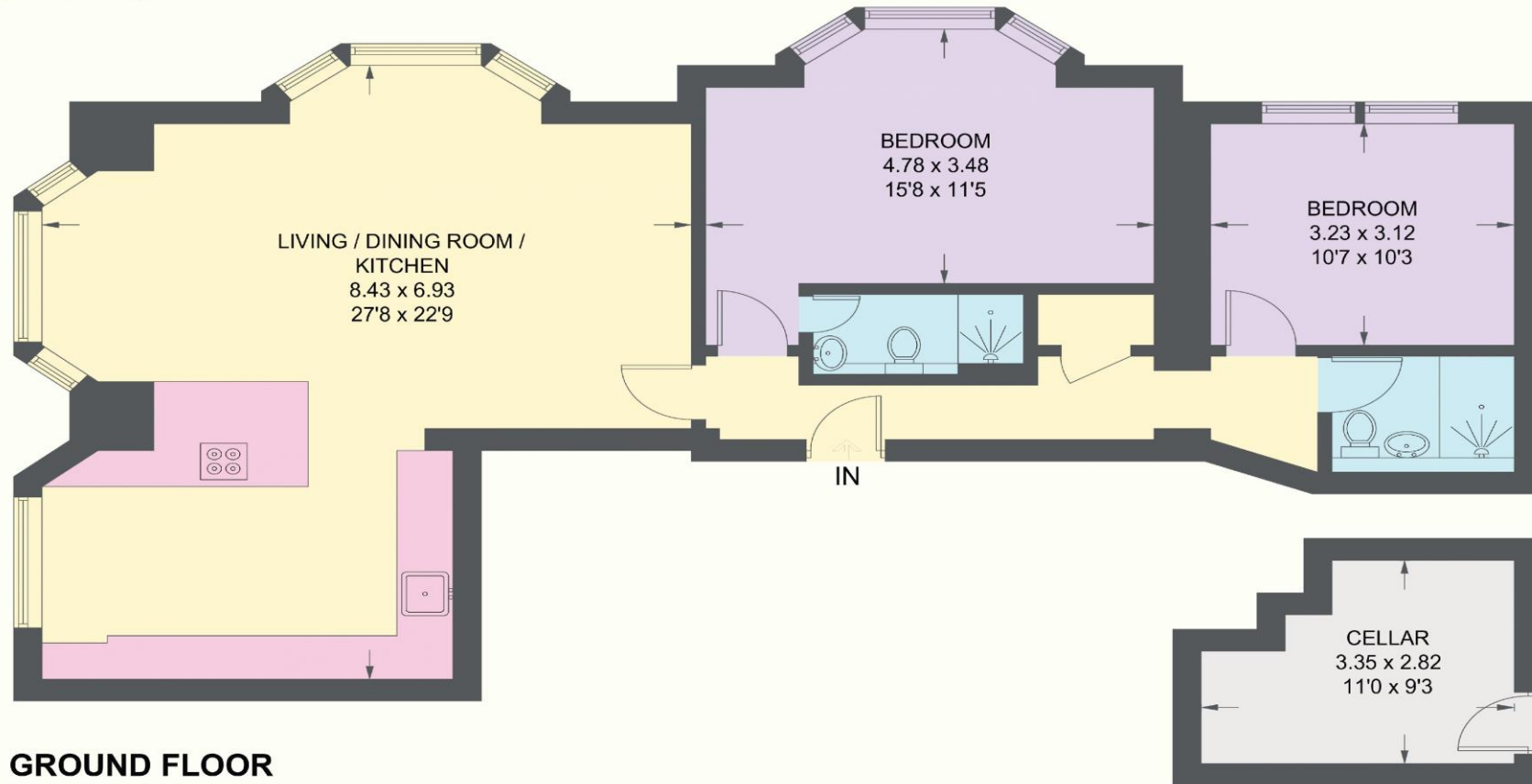


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.