citu

# The Row

Information correct as of January 2025

# Kelham Central

Inspirational and vibrant: the Kelham Central demonstrates that there is a different and better way to live within in our cities. Ripe with potential, a city shouldn't just be a place you come to work – it should be where you want to make your home.

Sustainability is our bedrock. By challenging the status quo, we want Kelham Central to start a chain reaction across the UK house-building industry, creating sustainable communities, in low-carbon developments across the country.

## Location Key

| | | | |
|---|---|---|---|
| The Show Apartment | 1 | The Gardens | 6 |
| Garden Apartments | 2 | The Row | 7 |
| Garden Apartments | 3 | Coming Soon | 8 |
| Cube Terraces | 4 | The Warehouses | 9 |
| Kelham Townhouses | 5 | Coming Soon | 10 |

# Amenity

**This is city centre living, but not as you know it. Kelham Central's location puts it in a league of its own.**

## Food & drink

Domo - 2 minutes

Hymn to Ninkasi - 2 minutes

Bakers Yard Bakery - 2 minutes

Salt Sheffield - 4 minutes

Pina - 10 minutes

Kommune - 10 minutes

Peddlers Market - 10 minutes

## Points of interest

Kelham Island Museum - 2 minutes

The Foundry Climbing Centre - 7 minutes

Sheffield Train Station - 20 minutes

## Shopping

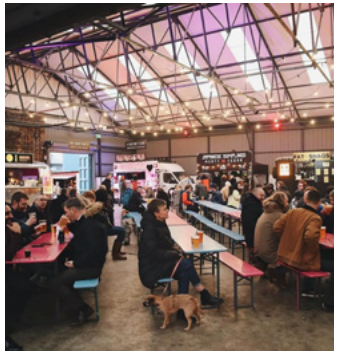
Kelham Deli - 4 minutes

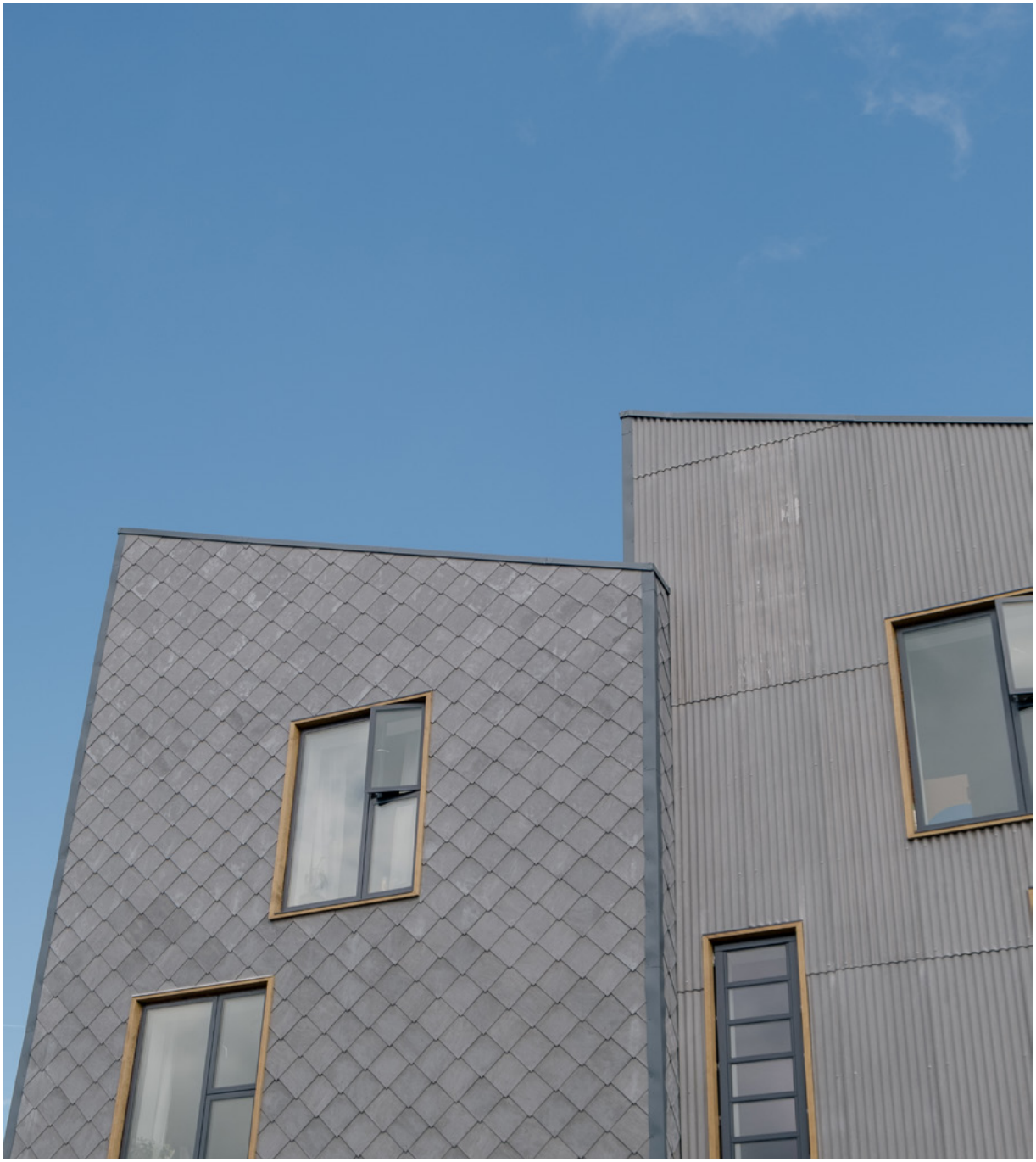
Kelham Island books - 4 minutes

Kelham Arcade - 10 minutes

Tesco - 11 minutes

Approximate timings, by foot





# Sustainability

## Bold & innovative, we don't just talk about being sustainable – we live and breathe it

We're at the start of a journey to create a ripple effect through the UK house-building industry by delivering homes through a sustainable and low carbon process.

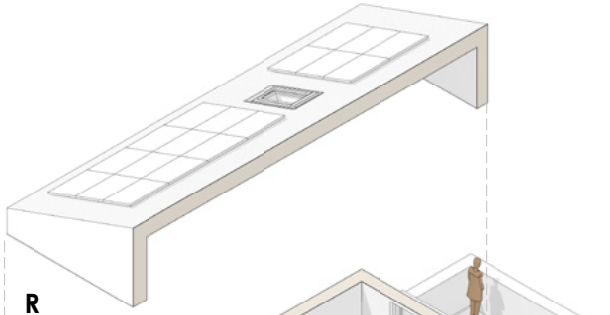
Energy systems: Kelham Central has been designed differently, challenging convention, disrupting design codes and using modern methods of construction which dramatically reduce embedded and operational carbon.

Buildings: The Citu home has been designed using Passivhaus tools and is built in our state of the art manufacturing facility on site at Kelham Central. Triple glazing, serious amounts of insulation, an obsession with air tightness and an MVHR system means that the residual heating need is met by electric heating running on energy from 100% renewable sources.

SUBJECT TO CHANGE

# THE ROW

2 BED



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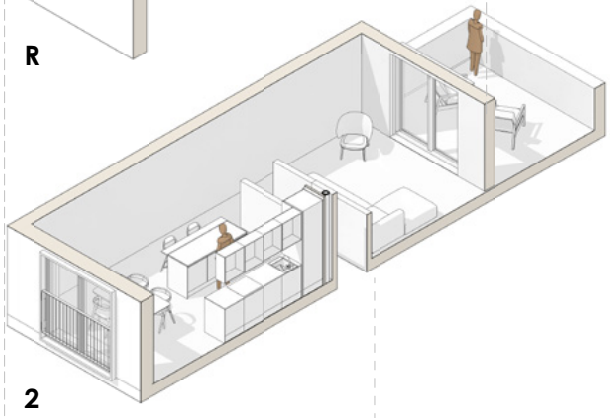

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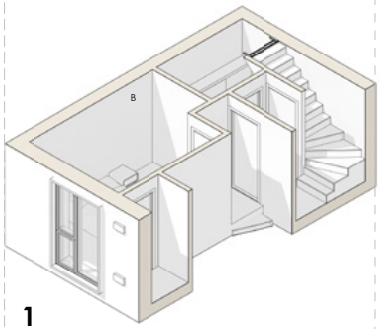


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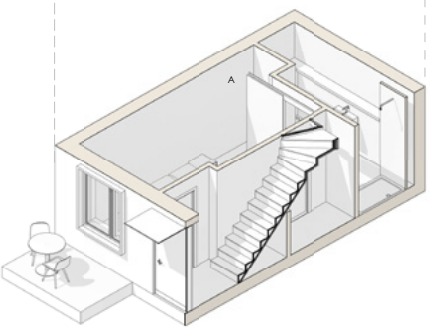
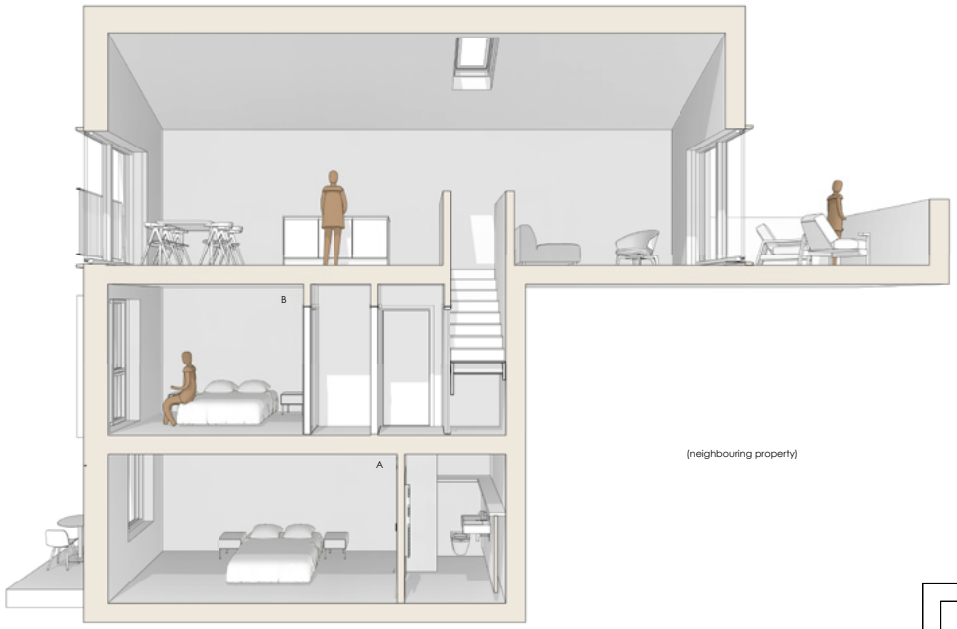


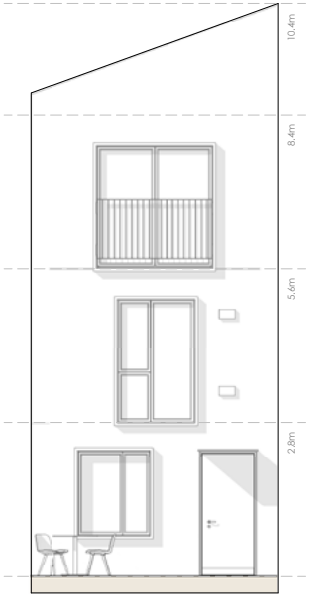

G

## MODEL VIEWS

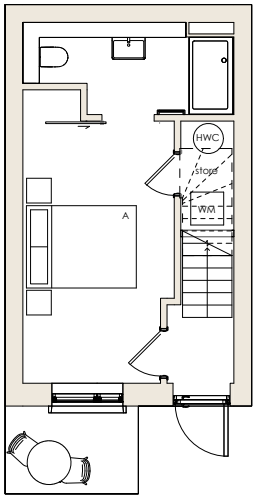



(neighbouring property)

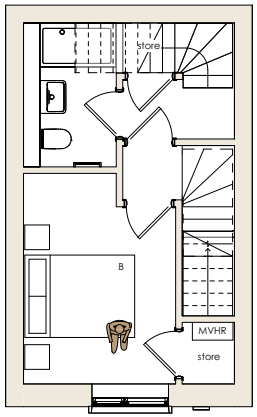
## SECTION 1:50



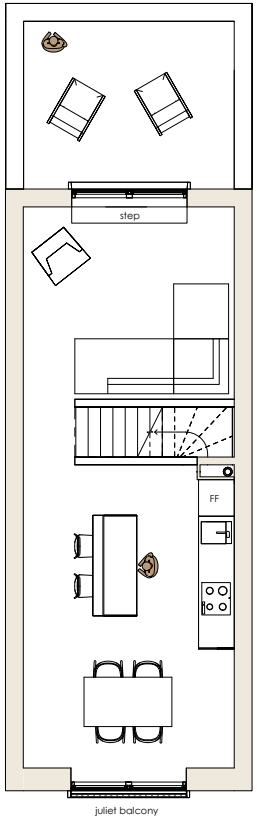

## FRONT 1:50




## PLANS: G 1:50

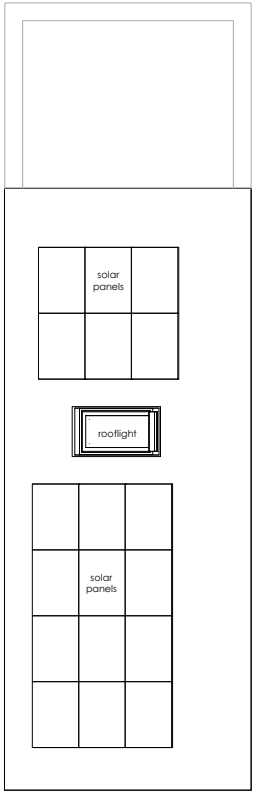



## 1 1:50




juliet balcony

## 2 1:50




## R

**INFORMATION**

Property type: terrace house

Total area: 1075 sq ft.
Living space: 10.2m x 3.8m
A: Primary bedroom: 4.7m x 2.5m
B: Multifunction room: 3.8m x 2.7m
Terrace: 3m x 3.8m

Number of bedrooms: up to 2
Number of bathrooms: 2

Heating: electric
Hot water: electric cylinder
Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:
Ground Floor - Carpet Upper Floor - Timber
Bathrooms - Tile

Predicted energy usage per annum: 3,500 kWh
Avg. 2/3 bed home usage per annum: 14,200 kWh
*(www.ofgem.gov.uk/average-gas-and-electricity-usage, 2024)*

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# The Row
## Specifications & options

| | | Included | Optional Extra |
|---|---|---|---|
| Home | Painted white throughout | • | |
| | Smart technology installed | • | |
| Bathrooms | Porcelain tiles light grey | • | |
| | Fitted mirrors with plywood shelf | • | |
| | Ceramic Basin white | • | |
| | Wall-mounted ceramic WC | • | |
| | Bath white | • | |
| | Contemporary shower controls | • | |
| | Bath screen with easy clean coating | • | |
| | Toughened glass shower screen with easy clean coating | • | |
| | Contemporary mixer tap | • | |
| | Heated towel rail | • | |
| Electrical | White electrical sockets plastic | • | |
| | White wall lights | • | |

| | | Included | Optional Extra |
|---|---|---|---|
| Kitchen | Corian Worktop white | • | |
| | Unit doors matte finish white | • | |
| | Mixer tap chrome | • | |
| | Stainless steel sink | • | |
| Appliances | Induction hob | • | |
| | Canopy hood extractor | • | |
| | Fan assisted oven | • | |
| | Dishwasher | • | |
| | Fridge freezer | • | |
| Flooring | 50/50 diamond bay wool blend textured carpet, in bedroom and stairs | • | |
| | Light, Engineered Oak flooring in Living/Kitchen. | • | |

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.