



citu

The Gardens House Type 1

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.

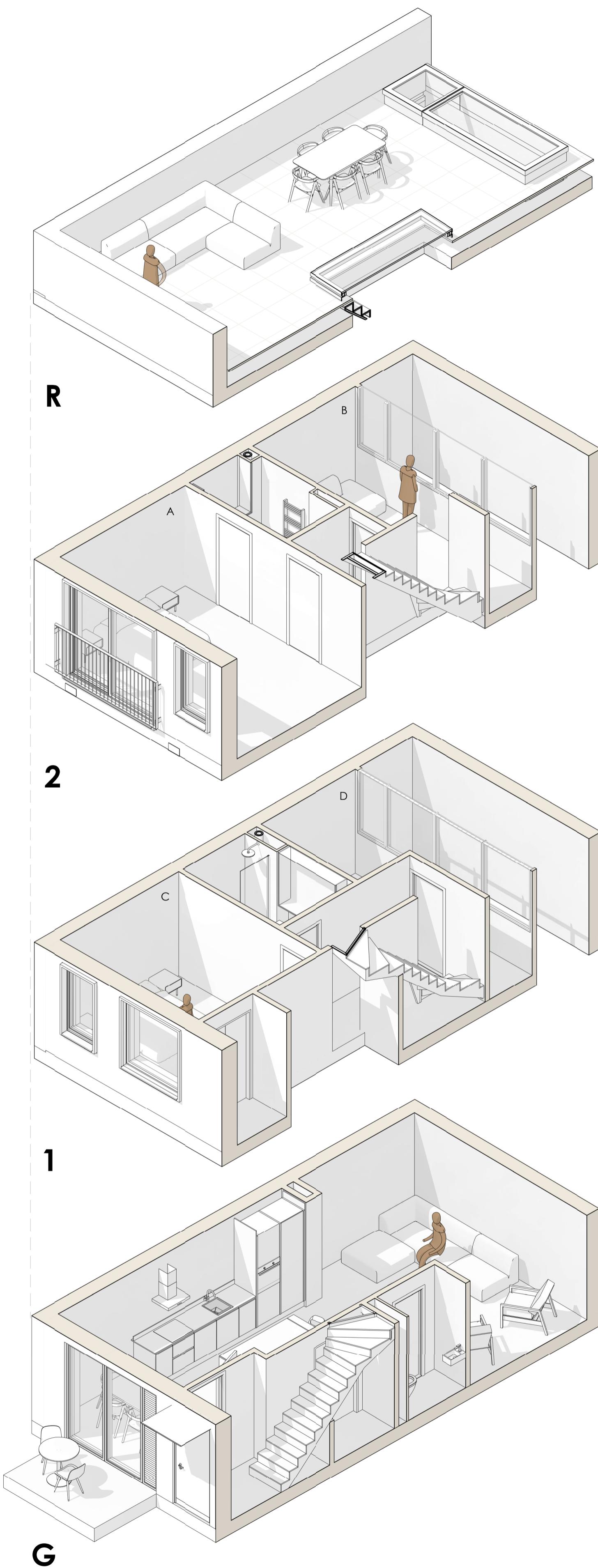
Energy systems: Kelham Central has been designed differently, challenging convention, disrupting design codes and using modern methods of construction which dramatically reduce embedded and operational carbon.

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.

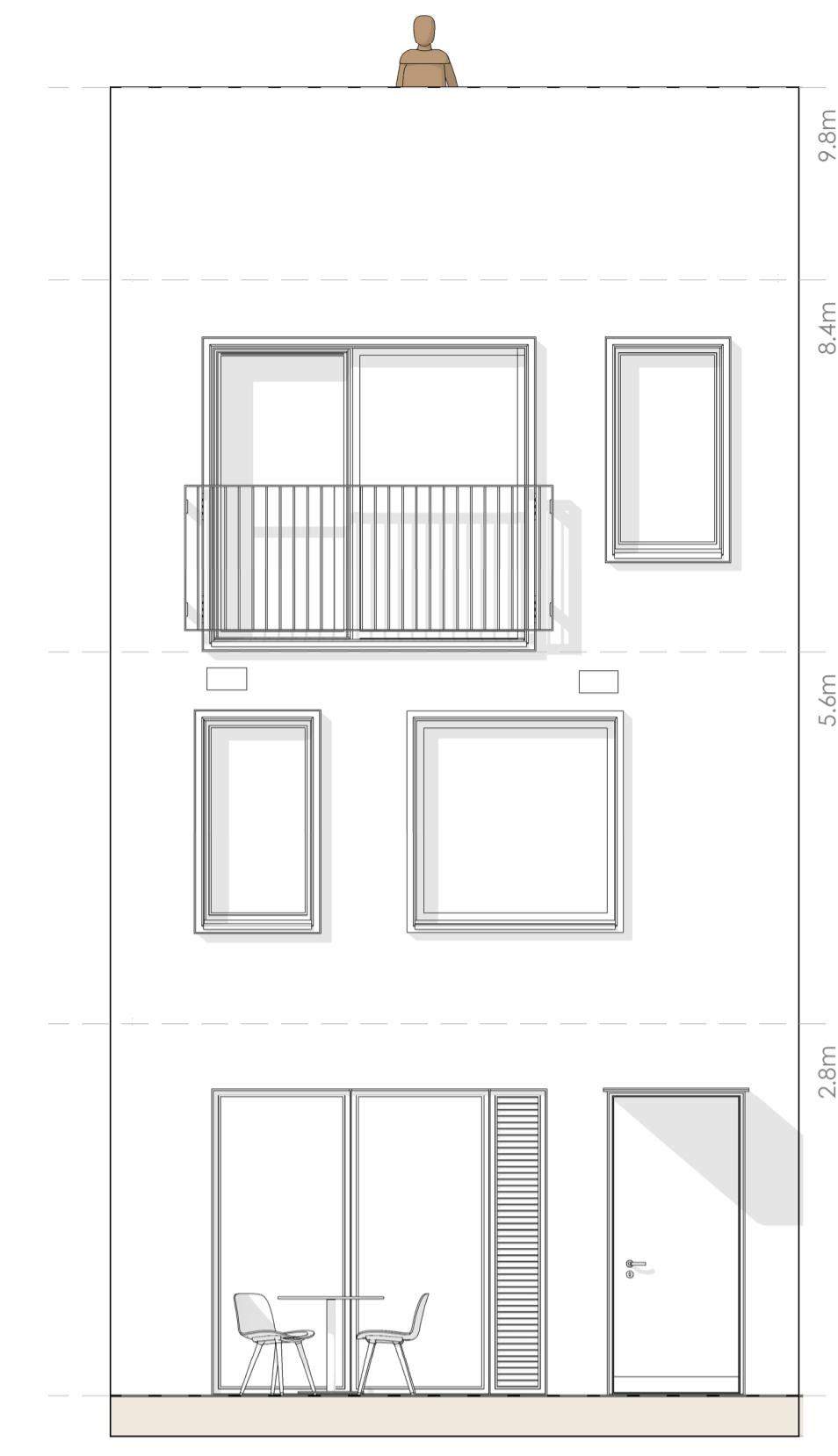
GARDENHOUSE

CITU

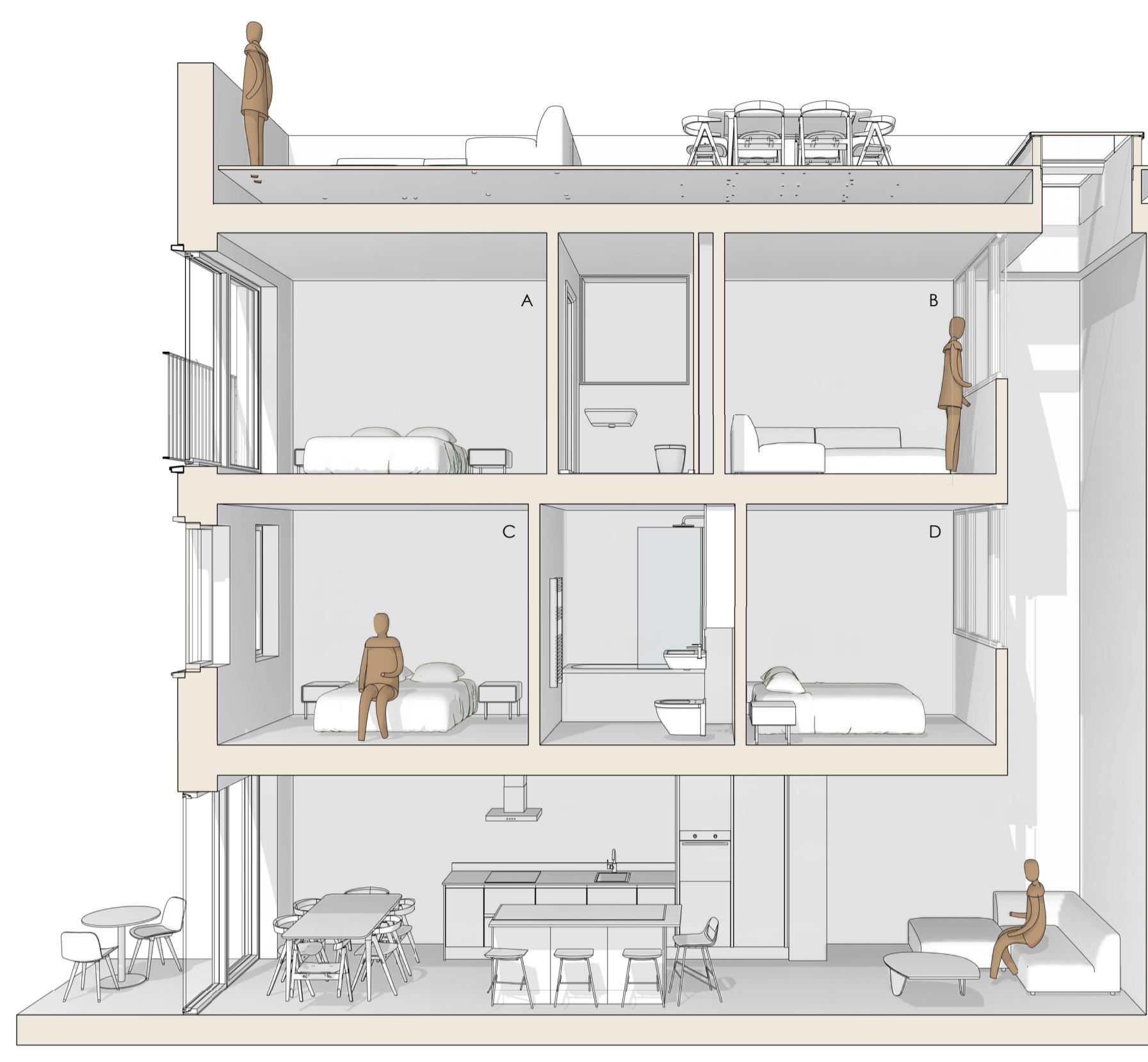
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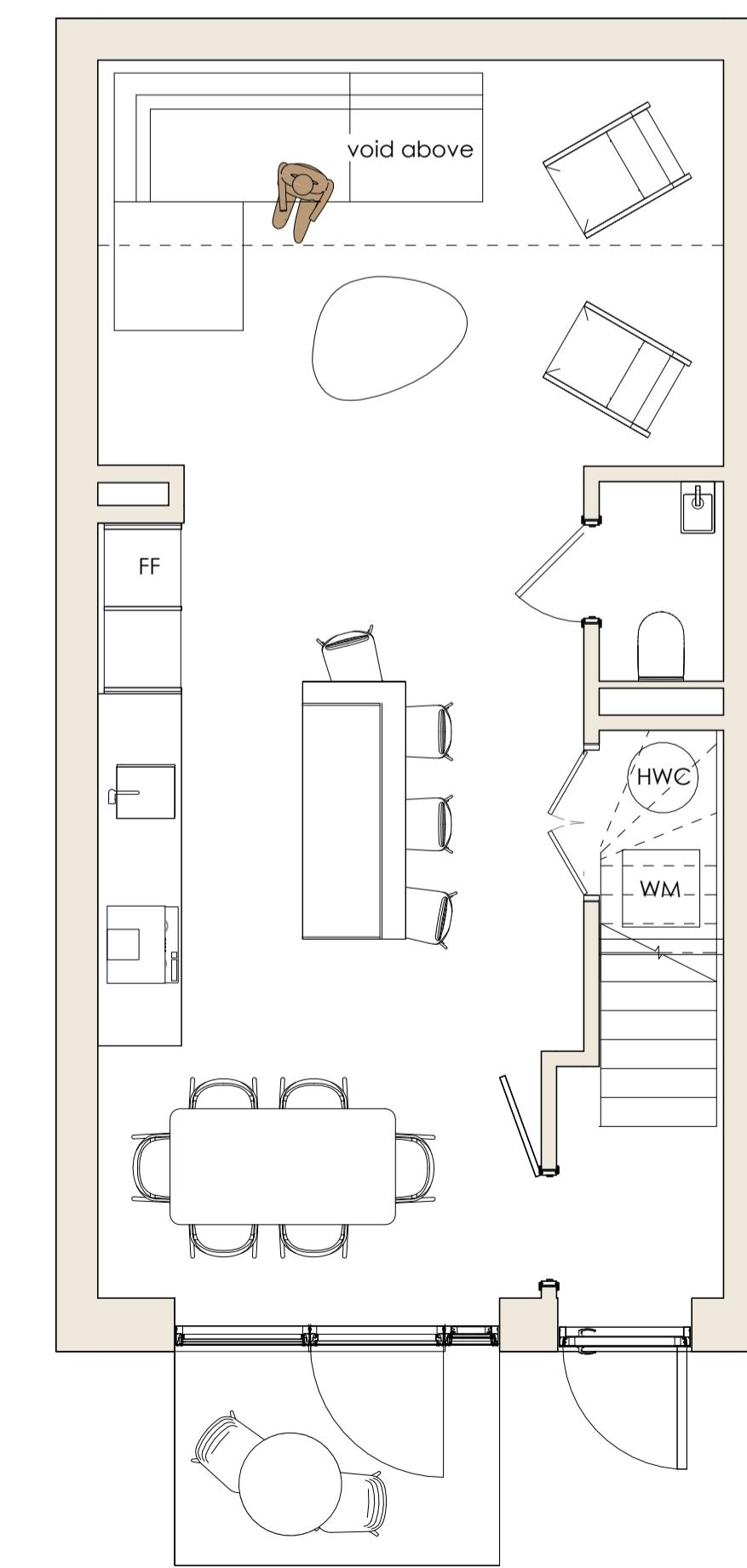
MODEL VIEWS



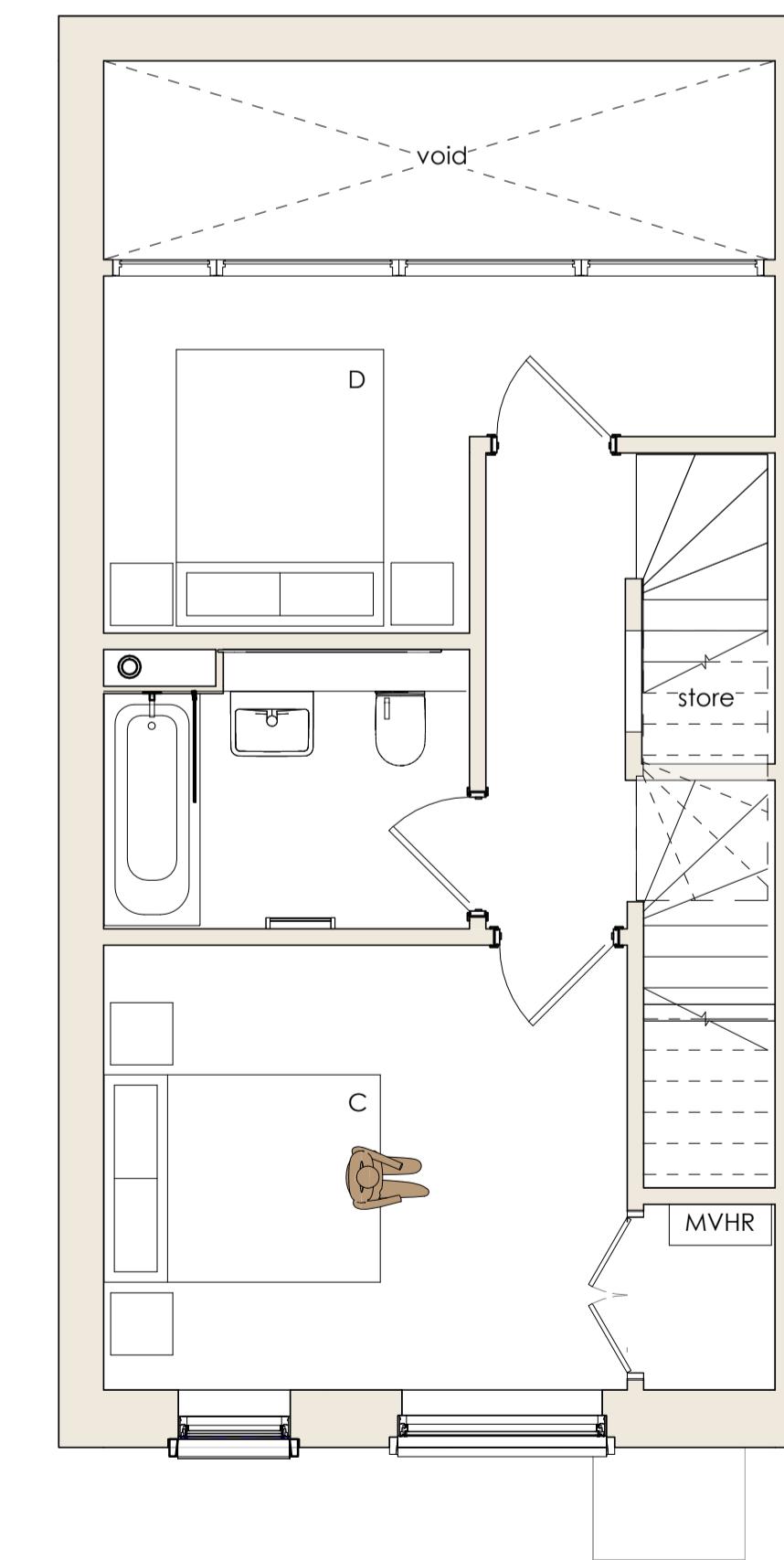
FRONT 1:50



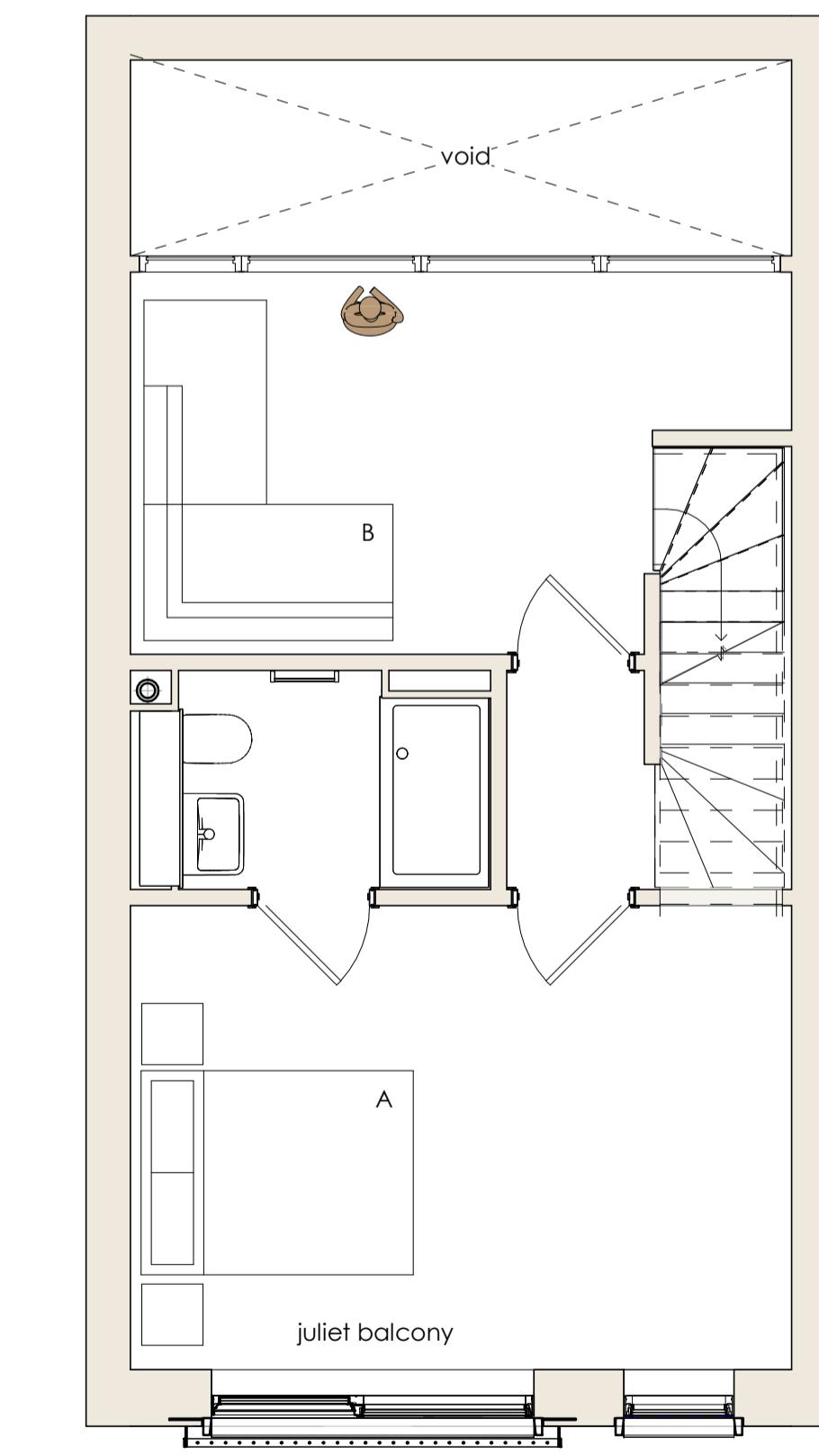
SECTION 1:50



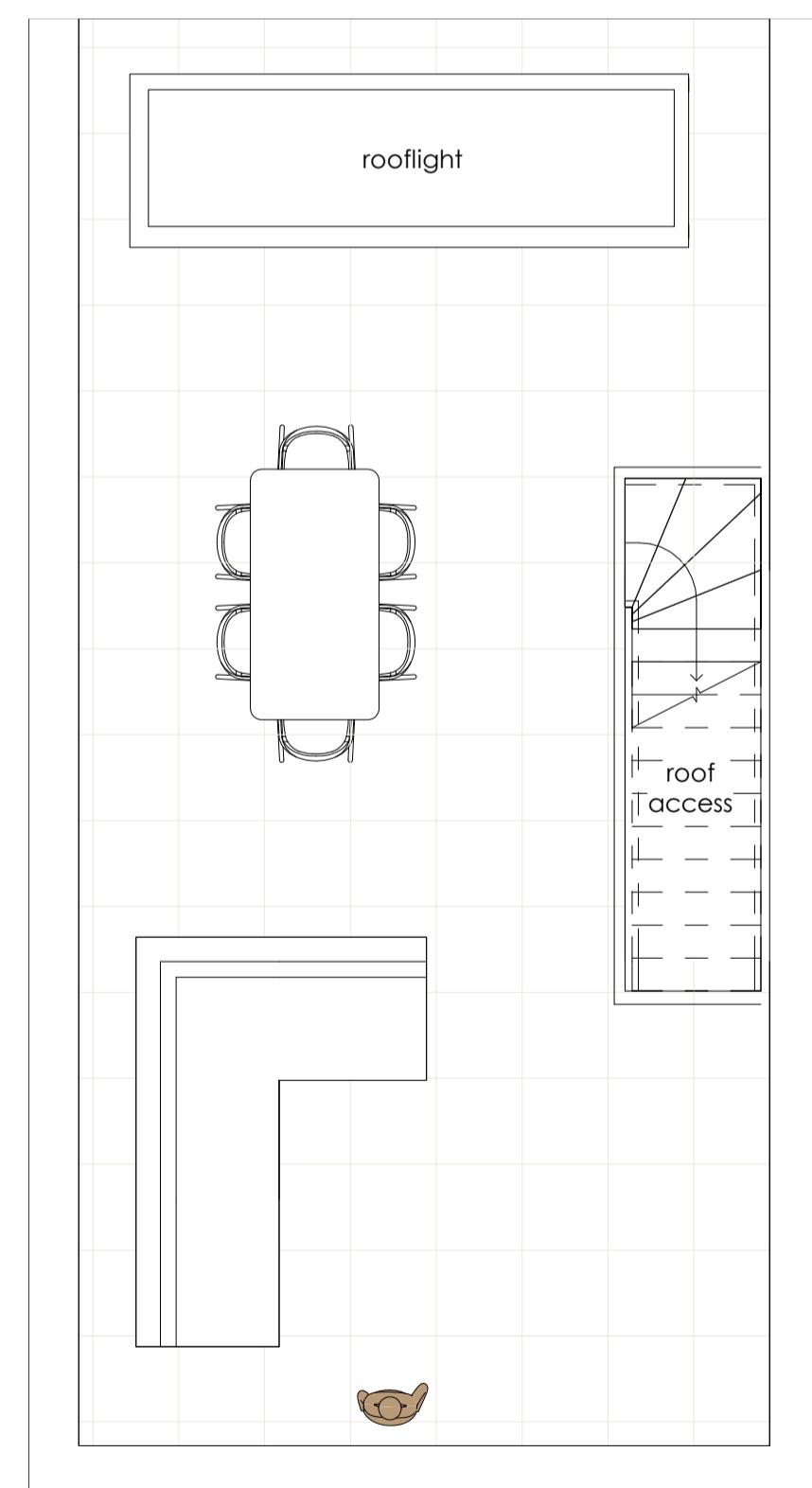
PLANS: G 1:50



1 1:50



2 1:50



R 1:50

INFORMATION

Property type: terrace house

Total area: 1327 sq ft.

Ground floor living space: 9.6m x 3.7m

A: Primary bedroom: 4.8m x 3.4m

B: Multifunction room: 3.7m x 2.5m

C: Multifunction room: 3.2m x 3.7m

D: Multifunction room: 2.7m x 2.5m

Number of bedrooms: up to 4

Number of bathrooms: 2½

Heating: electric

Hot water: electric cylinder

Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:

Ground Floor - Timber

Bathrooms - Tile

Upper Floors - Carpet

Predicted energy usage per annum: 4,900 kWh

Avg. 4 bed home usage per annum: 21,000 kWh

(www.ofgem.gov.uk/average-gas-and-electricity-usage, 2024)

The Gardens

Specifications & options

		Included	Optional Extra		Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian Worktop white	•
	Smart technology installed	•			Unit doors matte finish white	•
Bathrooms	Porcelain tiles light grey	•		Appliances	Mixer tap chrome	•
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•
Bathrooms	Ceramic Basin white	•		Appliances	Kitchen island	•
	Wall-mounted ceramic WC	•			Induction hob	•
	Bath white	•			Canopy hood extractor	•
	Contemporary shower controls	•			Fan assisted oven	•
	Bath screen with easy clean coating	•			Dishwasher	•
	Toughened glass shower screen with easy clean coating	•			Fridge freezer	•
	Contemporary mixer tap	•			50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•
	Heated towel rail	•			Light, Engineered Oak flooring in Living/Kitchen.	•
	White electrical sockets plastic	•				
	White wall lights	•				
Electrical	White electrical sockets plastic	•		Flooring		
	White wall lights	•				

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.